



Department of the Air Force

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## **Military Family Housing**

**Fiscal Year (FY) 2008/2009**

**Budget Estimates**

**Justification Data Submitted to Congress**

**February 2007**

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

NARRATIVE SUMMARY

This Military Family Housing request reflects the Air Force's commitment to revitalize inadequate houses and provide service members with homes that meet contemporary standards similar to the size and floor pattern of homes constructed in the local community. The Air Force created the Air Force Family Housing Master Plan (FHMP) as the "roadmap" to guide our planning and programming of investment, operations and maintenance, and privatization in military family housing.

This budget request fully funds the AF FHMP to meet Air Force's 2009 goal: eliminating all inadequate housing units overseas by FY 2009. The Air Force FHMP provides a balanced, requirements based strategy that integrates and prioritizes traditional construction and operations and maintenance, with a measured approach to privatization into a single "roadmap." The Air Force recognizes that we rely on the local community and privatized housing to provide 70 percent of our military family housing needs. When local community housing is unavailable, or inadequate, or demand for base housing is high due to economic factors, we construct, replace, improve, or repair and maintain existing military family housing to modern-day, industry standards. Also, where possible and fiscally appropriate, we attempt to lease adequate housing for our families.

Consistent with AF FHMP priorities, this budget provides a program that emphasizes construction to upgrade homes to whole-house standards, and supports operations and maintenance of our housing inventory for daily operations to "keep the doors open" and where needed to keep "good houses good." In this way we prevent deterioration in our existing adequate inventory. We are accelerating revitalization of inadequate homes in the worst condition by improving or replacing to contemporary standards, where economically justifiable.

The operations, maintenance and leasing accounts predominantly support "must pay" requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance for operating the units and contract funding to correct life safety, health, and facility preservation issues that cannot wait for MILCON funding.

We believe this funding profile represents a well-balanced, fiscally constrained program. By allocating more funds to construction investment, we are more aggressively attacking our inadequate units, and ensuring M&R dollars are working to fund "must pay" bills and essential housing repairs. We respectfully request full support for the Air Force family housing needs presented herein.

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Program Assessment Rating Tool

The Administration has applied the Program Assessment Rating Tool (PART) to the DoD Family Housing Program. The Housing PART received high scores for purpose and planning. It also revealed that DoD needs to work toward eliminating overseas inadequate housing by 2009. For more details see next chart.



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## PROGRAM

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## RATING

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## PROGRAM ASSESSMENT

### Defense Housing

DoD's housing program provides housing to military service members and their families. DoD does this in two ways -- by providing Basic Allowance for Housing (BAH) to service members (who find housing in the community or in privatized housing) or by providing members DoD-owned housing.

#### PERFORMING

##### Moderately Effective

- **The purpose of the program is clearly defined - - to provide quality housing for our service members.**
- **The program has clear and ambitious goals.** At the end of 2006, DoD had eliminated over 145,000 inadequate units, fewer than projected. At the end of 2006, DoD owned approximately 35,000 inadequate housing units, higher than was projected. DoD continues to address the unique challenges of bringing private and public sectors together to meet the goals of the program.
- **DoD should reduce the federal role by privatizing more government-owned housing.** DoD has reduced the federal role in housing by increasing allowances - - by eliminating service member's average out-of-pocket expenses for housing.

#### We are taking the following actions to improve the performance of the program:

- Working toward meeting yearly targets so that DoD can eliminate all inadequate housing in the U.S. by 2007.
- Privatizing government-owned housing, where feasible, so that military service members and their families can live in quality housing and reduce the role of government in housing.
- [View Similar Programs.](#)
- [How all Federal programs are assessed.](#)
- [Learn more about Defense Housing.](#)

**Family Housing 2002-2011**  
**Summary of Inadequate unit Elimination**

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013
Beginning Fiscal Year Inventory	103,883	100,434	97,924	93,176	83,234	76,713	37,336	35,148	32,403	32,097	31,758	31,747
Adequate Inventory	37,860	39,562	40,649	41,686	40,103	42,208	30,732	32,248	32,403	32,097	31,758	31,747
Inadequate Inventory	66,023	60,872	57,275	51,490	43,131	34,505	6,604	2,900	0	0	0	0
Percent Inadequate	63%	61%	58%	55%	52%	45%	18%	8%	0%	0%	0%	0%
Budget Impact*												
Inadequate Reduced	5,151	3,597	5,785	8,359	8,626	27,901	3,704	2,494	626	548	519	370
MILCON/O&M	2,263	1,534	2,036	1,423	4,591	3,656	1,887	1,787	626	548	519	370
Privatization	2,863	1,573	2,673	6,203	2,740	19,761	1,704	0	0	0	0	0
Demolition/Divestiture	25	490	1,076	733	1,295	4,484	113	707	0	0	0	0
Adequate Units Privatized	561	211	1,110	1,292	4,552	11,431	0	1,080				
Estimated EOY Inadequate Units	60,872	57,275	51,490	43,131	34,505	6,604	2,900	0	0	0	0	0
Estimated EOY Total Inventory	100,434	97,924	93,176	83,234	76,713	37,336	35,148	32,403	32,097	31,758	31,747	31,747

## Air Force Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2002</b>			<b>103,883</b>	<b>66,023</b>	
<b>FY2002 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>					<b>2,011</b>
PACAF	Improve Hsg	Andersen	1,390	332	112
AMC	Replace Hsg	Andrews	2,077	1,629	
11th WG	Improve Hsg	Bolling	1,400	839	
11th WG	Replace Hsg	Bolling			
AMC	Improve Hsg	Charleston	1,348	785	178
AMC	Replace Hsg	Dover	1,512	276	
ACC	Replace Hsg	Ellsworth	1,008	603	78
AMC	Improve Hsg	Grand Forks	1,489	1,128	181
PACAF	Replace Hsg	Hickam	2,560	1,490	
PACAF	Improve Hsg	Kadena	8,162	3,583	108
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	3,307	407
USAFE	Replace Hsg	Lajes Field	468	256	64
ACC	Replace Hsg	Langley	1,512	226	
ACC	Improve Hsg	Langley			
AETC	Replace Hsg	Luke	1,008	645	
USAFE	Improve Hsg	RAF Croughton	270	185	158
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall	1,406	1,183	156
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall			31
USAFE	Improve Hsg	RAF Molesworth	389	147	119
USAFE	Improve Hsg	Spangdahlem	1,130	800	138
AMC	Replace Hsg	Travis	1,103	920	
AMC	Improve Hsg	Travis			
PACAF	Improve Hsg	Yokota	2,709	1,072	281
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>-3,424</b>		<b>2,863</b>
AFMC	Privatize Hsg	Brooks City Base	-170		170
AFMC	Privatize Hsg	Wright-Patterson	-1,732		1,379
AETC	Privatize Hsg	Lackland	-272		272
ACC	Privatize Hsg	Dyess	0		0
AFMC	Privatize Hsg	Robins	-666		666
PACAF	Privatize Hsg	Elmendorf	-584		376
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-25</b>		<b>25</b>
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-25		25

# Air Force Inadequate Family Housing Units Eliminated in FY2002

<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>252</b>
AMC	Improve Hsg	Charleston			32
ACC	Replace Hsg	Mt Home			56
ACC	Improve Hsg	Whiteman			164
<b>Deficit Construction projects</b>			<b>0</b>		<b>0</b>
<b>Units at end of FY2002</b>			<b>100,434</b>	<b>60,872</b>	<b>5,151</b>
	Different from Beginning amount by =		-3,449	-5,151	
<b>NOTES:</b>					
1. Bases without projects are not shown.					

## Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2003</b>			<b>100,434</b>	<b>60,872</b>	
<b>FY2003 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>					<b>1,459</b>
PACAF	Improve Hsg	Andersen	1,390	444	112
AMC	Replace Hsg	Andrews	2,077	1,427	
AMC	Replace Hsg	Dover	1,548	924	
ACC	Replace Hsg	Dyess	992	808	85
ACC	Replace Hsg	Ellsworth	1,008	525	22
AMC	Replace Hsg	Grand Forks	1,489	947	150
PACAF	Replace Hsg	Hickam	2,660	1,056	
ACC	Replace Hsg	Holloman	1,440	904	
PACAF	Improve Hsg	Kadena	8,162	3,475	124
USAFE	Replace Hsg	Kaiserslautern / Ramstein	5,019	2,900	19
USAFE	Improve Hsg	Kaiserslautern / Ramstein			376
ACC	Improve Hsg	Langley	1,512	156	
AETC	Replace Hsg	Luke	874	668	
AMC	Replace Hsg	MacDill	794	591	
AFSPC	Replace Hsg	Malmstrom	1,406	1,027	18
ACC	Replace Hsg	Minot	2,387	1,540	214
ACC	Replace Hsg	Mountain Home	1,530	1,052	95
PACAF	Construct Hsg	Osan	123	0	0
AFSPC	Improve Hsg	Peterson	493	208	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	662	96
AETC	Replace Hsg	Randolph	1,103	802	
ACC	Replace Hsg	Seymour Johnson	1,689	1,258	126
AMC	Replace Hsg	Travis	2,428	1,212	
AFA	Replace Hsg	USAF Academy	1247	845	
AFA	Improve Hsg	USAF Academy			
AETC	Replace Hsg	Vance	230	230	
ACC	Replace Hsg	Whiteman	1,129	715	22
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>-1,784</b>		<b>1,573</b>
AFMC	Privatize Hsg	Kirtland	-1,784		1,573
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-840</b>		<b>490</b>
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-840		490
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>75</b>

# Air Force Inadequate Family Housing Units Eliminated in FY2003

ACC	Replace Hsg	Whiteman			75
<b>Deficit Construction projects</b>			<b>114</b>		<b>0</b>
PACAF	Construct Hsg	Osan	112		
AFSPC	Construct Hsg	Peterson	2		
<b>Units at end of FY2003</b>			<b>97,924</b>	<b>57,275</b>	<b>3,597</b>
Different from Beginning amount by =			-2,510	-3,597	
<b>NOTES:</b>					
1. Bases without projects are not shown.					

## Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2004</b>			<b>97,924</b>	<b>57,275</b>	
<b>FY2004 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>				<b>22,657</b>	<b>2,036</b>
PACAF	Improve Hsg	Andersen	1,390	332	165
AMC	Replace Hsg	Andrews	1,536	995	
ACC	Replace Hsg	Davis-Monthan	1,256	1,028	
ACC	Replace Hsg	Dyess	992	723	116
ACC	Replace Hsg	Ellsworth	1,008	818	75
AMC	Replace Hsg	Grand Forks	1,489	1,098	144
USAFE	Replace Hsg	Incirlik (Note 2)	900	900	
PACAF	Improve Hsg	Kadena	8,162	5,601	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,270	2,784	182
USAFE	Replace Hsg	Lajes Field	468	196	42
AFSPC	Improve Hsg	Los Angeles	645	546	
AFSPC	Replace Hsg	Malmstrom	1,406	884	94
ACC	Replace Hsg	Minot	2,387	1,347	200
PACAF	HN Replace	Misawa	2,256	292	120
ACC	Replace Hsg	Mountain Home	1,492	1,171	186
PACAF	Construct Hsg	Osan	123	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	648	89
ACC	Replace Hsg	Seymour Johnson	1,583	1,170	138
USAFE	Improve Hsg	Spangdahlem (Note 2)	1,604	374	
ACC	Replace Hsg	Whiteman	1,129	656	100
PACAF	Improve Hsg	Yokota	2,540	1,094	263
<b>Privatization projects executed to eliminate inadequate housing (Program Year)</b>			<b>-3,783</b>		<b>2,673</b>
PACAF	Privatize Hsg	Elmendorf II	-985		434
AFSPC	Privatize Hsg	Buckley	0		0
AETC	Privatize Hsg	Little Rock	-1,535		1201
AFSOC	Privatize Hsg	Moody	-303		78
AFSPC	Privatize Hsg	Patrick	-960		960
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-1,076</b>		<b>1,076</b>
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-1,076		1,076

**Air Force Inadequate Family Housing Units Eliminated in FY2004**

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>0</b>
<b>Deficit Construction projects</b>			<b>111</b>		<b>0</b>
PACAF	Construct Hsg	Osan	111		
<b>Units at end of FY2004</b>			<b>93,176</b>	<b>51,490</b>	<b>5,785</b>
		Different from Beginning amount by =	-4,748	-5,785	
<b>NOTES:</b>					
1. Bases without projects are not shown.					



## Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2005</b>			<b>93,176</b>	<b>51,490</b>	
<b>FY2005 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units (Note 1)</b>					<b>1,423</b>
ACC	Replace Hsg	Dyess	992	622	116
AFMC	Replace Hsg	Edwards	1,366	861	113
PACAF	Improve Hsg	Kadena	8,162	5,479	132
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,194	1,526	144
AFSPC	Replace Hsg	Malmstrom	1,413	898	115
ACC	Replace Hsg	Minot	2,095	1,285	142
ACC	Replace Hsg	Mountain Home	1,492	978	147
PACAF	Construct Hsg	Osan	235	0	0
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	544	154
ACC	Replace Hsg	Seymour Johnson	1,583	1,061	146
ACC	Replace Hsg	Whiteman	1,012	519	126
PACAF	Improve Hsg	Yokota	2,540	1,006	88
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>-7,495</b>		<b>6,203</b>
AMC	Privatize Hsg	Dover	-1,548		1,262
AFMC	Privatize Hsg	Hanscom	-850		575
PACAF	Privatize Hsg	Hickam	-1,356		1356
AFMC	Privatize Hsg	Hill	-1141		703
ACC	Privatize Hsg	Offutt	-2,600		2,307
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-2,564</b>		<b>733</b>
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>0</b>
<b>Deficit Construction projects</b>			<b>117</b>		<b>0</b>
PACAF	Construct Hsg	Osan	117		0
<b>Units at end of FY2005</b>			<b>83,234</b>	<b>43,131</b>	<b>8,359</b>
Different from Beginning amount by =			-9,942	-8,359	
<b>NOTES:</b>					
1. Bases without projects are not shown.					

## Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2006</b>			<b>83,234</b>	<b>43,131</b>	
<b>FY2006 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units (Note 1)</b>					<b>4,591</b>
AFMC	Improve Hsg	Arnold	36	36	16
AMC	Replace Hsg	Charleston	1,276	560	10
ACC	Replace Hsg	Dyess	940	454	188
AFMC	Replace Hsg	Edwards	1,170	552	158
AFMC	Improve Hsg	Edwards			21
PACAF	Replace Hsg	Eielson	1,110	857	70
ACC	Replace Hsg	Ellsworth	810	616	60
AMC	Replace Hsg	Grand Forks	1,465	0	0
USAFE	Replace Hsg	Incirlik	900	900	100
USAFE	Improve Hsg	Incirlik			235
AETC	Replace Hsg	Keesler	1,866	1,568	1,067
PACAF	Improve Hsg	Kadena	8,180	2,436	570
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,889	1,067	101
USAFE	Improve Hsg	Kaiserslautern / Ramstein			16
USAFE	Improve Hsg	Lajes Field	456	298	114
AFSPC	Replace Hsg	Malmstrom	1,446	824	296
AMC	Improve Hsg	McConnell	589	3	3
ACC	Replace Hsg	Minot	2,106	1,188	314
PACAF	Improve Hsg	Misawa	2,242	1,218	281
USAFE	Improve Hsg	Moron	36	34	34
ACC	Replace Hsg	Mountain Home	1,359	707	203
ACC	Improve Hsg	Mountain Home			12
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	390	107
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			10
ACC	Replace Hsg	Seymour Johnson	1,523	900	223
USAFE	Improve Hsg	Spangdahlem	1,329	987	79
ACC	Replace Hsg	Whiteman	989	370	111
PACAF	Improve Hsg	Yokota	2,639	947	192
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>-5,107</b>		<b>2,740</b>
AMC	Privatize Hsg	McGuire	-2,364		1,420
ACC	Privatize Hsg	Nellis	-1,313		900
AMC	Privatize Hsg	Scott	-1,430		420
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-1,714</b>		<b>1,295</b>
AETC	Demolition	Keesler	-799		501
ACC	Demolition	Dyess	-266		266
AFMC	Demolition	Edwards	-40		40
PACAF	Demolition	Eielson	-26		26
ACC	Demolition	Ellsworth (MILCON)	-56		56
AMC	Demolition	Grand Forks	-121		0
USAFE	Demolition	Incirlik	-50		50

### Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
USAFE	Demolition	Kaiserslautern MC	-180		180
ACC	Demolition	Minot	-82		82
ACC	Demolition	Seymour Johnson	-94		94
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>0</b>
<b>Deficit Construction projects</b>			<b>300</b>		<b>0</b>
PACAF	Acquisition	Eielson	300		
<b>Units at end of FY2006</b>			<b>76,713</b>	<b>34,505</b>	<b>8,626</b>
Different from Beginning amount by =			-6,521	-8,626	
<b>NOTES:</b>					
1. Bases without projects are not shown.					
2. Goodfellow is privatization deficit construction					

## Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2007</b>			<b>76,713</b>	<b>34,505</b>	
<b>FY2007 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>					<b>3,656</b>
AFMC	Improve Hsg	Arnold	36	20	20
ACC	Replace Hsg	Dyess	992	417	199
PACAF	Replace Hsg	Eielson	1,084	761	129
PACAF	Improve Hsg	Eielson			264
AMC	Replace Hsg	Grand Forks	1,344	0	0
PACAF	Improve Hsg	Kadena	8,180	1,866	511
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,709	1,310	130
USAFE	Improve Hsg	Kaiserslautern / Ramstein			19
AFSPC	Replace Hsg	Malmstrom	1,405	493	493
ACC	Improve Hsg	Minot	2,024	734	514
PACAF	Improve Hsg	Misawa	2,242	937	311
ACC	Replace Hsg	Mountain Home	1,359	492	457
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	173	74
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			1
ACC	Replace Hsg	Seymour Johnson	1,429	583	56
USAFE	Replace Hsg	Spangdahlem	1,329	908	60
ACC	Replace Hsg	Whiteman	989	259	173
ACC	Improve Hsg	Whiteman			59
PACAF	Improve Hsg	Yokota	2,639	755	186
<b>Privatization projects executed to eliminate inadequate housing (Program Year)</b>			<b>-33,783</b>		<b>19,761</b>
AETC	Privatize Hsg	Altus	-966		406
AMC	Privatize Hsg	Andrews	-1,500		554
ACC	Privatize Hsg	Barksdale	-729		426
ACC	Privatize Hsg	Beale	-1,553		1,246
11th WG	Privatize Hsg	Bolling	-1,343		839
AETC	Privatize Hsg	Columbus	-775		545
ACC	Privatize Hsg	Davis-Monthan	-1,256		935
AFMC	Privatize Hsg	Eglin	-2359		1197
AMC	Privatize Hsg	Fairchild	-1345		776
AFSPC	Privatize Hsg	FE Warren	-831		621
AETC	Privatize Hsg	Goodfellow	-98		96
PACAF	Privatize Hsg	Hickam	-1,118		954
ACC	Privatize Hsg	Holloman	-1,440		803
AFSOC	Privatize Hsg	Hurlburt	-380		69
AETC	Privatize Hsg	Lackland	-564		564
ACC	Privatize Hsg	Langley	-1,512		1,112
AETC	Privatize Hsg	Laughlin	-558		58
AFSPC	Privatize Hsg	Los Angeles	-638		274
ACC	Privatize Hsg	Luke	-874		528
AETC	Privatize Hsg	Maxwell	-968		361
AMC	Privatize Hsg	McChord	-983		498
AMC	Privatize Hsg	McDill	-661		360

**Air Force Inadequate Family Housing Units Eliminated in FY2007**

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AFSPC	Privatize Hsg	Peterson	-493		360
AETC	Privatize Hsg	Randolph	-803		710
AFMC	Privatize Hsg	Robins II	-807		634
AETC	Privatize Hsg	Sheppard	-1210		626
AFMC	Privatize Hsg	Tinker	-730		337

## Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AMC	Privatize Hsg	Travis	-2,428		1,046
AETC	Privatize Hsg	Tyndall	-934		546
USAFA	Privatize Hsg	USAFA	-1,210		820
AFSPC	Privatize Hsg	Vandenburg	-1969		1340
AETC	Privatize Hsg	Vance	-230		230
AFMC	Privatize Hsg	Wright-Patterson II	-518		296
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-5,594</b>		<b>4,484</b>
PACAF	Demolish	Andersen	-300		
AMC	Demolish	Charleston	-570		570
AFMC	Demolish	Edwards	-333		333
PACAF	Demolish	Eielson	-368		368
ACC	Demolish	Ellsworth	-500		167
AMC	Demolish	Grand Forks	-188		0
USAFE	Demolish	Kaiserslautern/Ramstein (MILCON)	-390		390
USAFE	Demolish/Transfer	Kaiserslautern/Ramstein	-586		586
AMC	Demolish	McConnell	-96		96
AMC	Demolish/Transfer	McConnell	-52		52
ACC	Demolish	Minot (MILCON)	-278		278
ACC	Demolish	Mountain Home (MILCON)	-35		35
ACC	Demolish	Seymour Johnson (MILCON)	-527		527
USAFE	Transfer	Spangdahlem	-717		717
ACC	Demolish	Whiteman	-27		27
AMC	Transfer	Pope	-627		338
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>0</b>
<b>Deficit Construction projects</b>			<b>0</b>		<b>0</b>
<b>Units at end of FY2007</b>			<b>37,336</b>	<b>6,604</b>	<b>27,901</b>
Different from Beginning amount by =			-39,377	-27,901	
<b>NOTES:</b>					
1. Bases without projects					



## Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2008</b>			<b>37,336</b>	<b>6,604</b>	
<b>FY2008 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>					<b>1,887</b>
USAFE	Improve Hsg	Incirlik	900	515	515
PACAF	Improve Hsg	Kadena	8,180	1,355	741
USAFE	Improve Hsg	Kaiserslauten MC	2,733	185	20
USAFE	Replace Hsg	Kaiserslauten MC			117
PACAF	Improve Hsg	Learmonth	12	12	12
PACAF	Improve Hsg	Misawa	2,242	626	256
USAFE	Improve Hsg	RAF Croughton	222	36	36
PACAF	Improve Hsg	Yokota	2,639	569	190
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>-1,704</b>		<b>1,704</b>
ACC	Privatize Hsg	Shaw	-1,704		1,704
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-484</b>		<b>113</b>
AMC	Demolition	Charleston	-100		0
AMC	Demolition	Grand Forks	-271		0
USAFE	Demolition	Kaiserslauten MC	-48		48
USAFE	Demolition	RAF Alconbury	-28		28
USAFE	Demolition	Spangdahlem	-37		37
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>0</b>
<b>Deficit Construction projects</b>			<b>0</b>		<b>0</b>
<b>Units at end of FY2008</b>			<b>35,148</b>	<b>2,900</b>	<b>3,704</b>
Different from Beginning amount by =			-2,188	-3,704	

# **Air Force Inadequate Family Housing Units Eliminated in FY2009**

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2009</b>			<b>35,148</b>	<b>2,900</b>	
<b>FY2009 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>					<b>1,787</b>
PACAF	Improve Hsg	Kadena	8,180	614	614
USAFE	Improve Hsg	Lajes	456	184	184
PACAF	Improve Hsg	Misawa	2,242	370	370
USAFE	Improve Hsg	RAF Alconbury	331	115	71
USAFE	Replace Hsg	RAF Lakenheath	1,130	198	182
USAFE	Improve Hsg	RAF Lakenheath			16
PACAF	Improve Hsg	Yokota	2,639	379	350
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>-1,090</b>		<b>0</b>
PACAF	Privatize Hsg	Andersen	-1,090		0
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>-1,655</b>		<b>707</b>
AMC	Demolition	Grand Forks	-110		0
USAFE	Demolition	RAF Alconbury	-44		44
PACAF	Demolition	Yokota	-29		29
ACC	BRAC	Cannon	-1,472		634
<b>Projects added by Congress in previous FY</b>			<b>0</b>		<b>0</b>
<b>Deficit Construction projects</b>			<b>0</b>		<b>0</b>
<b>Units at end of FY2009</b>			<b>32,403</b>	<b>0</b>	<b>2,494</b>
Different from Beginning amount by =			-2,745	-2,900	



### Air Force Inadequate Family Housing Units Eliminated in FY2010

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2010			32,403	0	
FY2010 traditional construction, improvement, and O&M projects to eliminate inadequate units					626
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-306		
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2010			32,097	0	626
Different from Beginning amount by =			-306	0	
Note:					
1. Kadena units will become inadequate in FY10					

### Air Force Inadequate Family Housing Units Eliminated in FY2011

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
		<b>Units at the beginning of FY2011</b>	<b>32,097</b>	<b>0</b>	
		<b>FY2011 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>			<b>548</b>
		<b>Privatization projects executed to eliminate inadequate housing</b>	<b>0</b>		
		<b>Units demolished/otherwise permanently removed from family housing inventory</b>	<b>-339</b>		<b>0</b>
		<b>Projects added by Congress in previous FY</b>	<b>0</b>		<b>0</b>
		<b>Deficit Construction projects</b>	<b>0</b>		<b>0</b>
		<b>Units at end of FY2011</b>	<b>31,758</b>	<b>0</b>	<b>548</b>
		<b>Different from Beginning amount by =</b>	<b>-339</b>	<b>0</b>	
		<b>Note:</b>			
		<b>1. Kadena &amp; Yokota units will become inadequate in FY11</b>			

### Air Force Inadequate Family Housing Units Eliminated in 2012

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2012			31,758	0	
FY2012 traditional construction, improvement, and O&M projects to eliminate inadequate units					519
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-11		0
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2012			31,747	0	519
Different from Beginning amount by =			-11	0	
Note:					

### Air Force Inadequate Family Housing Units Eliminated in 2013

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2013			31,747	0	
FY2013 traditional construction, improvement, and O&M projects to eliminate inadequate units					370
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			0		0
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2013			31,747	0	370
Different from Beginning amount by =			0	0	
Note:					

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

INDEX

<u>SUBJECT</u>	<u>PAGE</u>
FAMILY HOUSING NARRATIVE	1
Summary of Inadequate Housing FH-7	2
Air Force Inadequate Housing Units Eliminated FH-8	3
INDEX	21
FINANCIAL SUMMARY	25
LEGISLATIVE LANGUAGE	
Authorization	27
Appropriation	28
NEW CONSTRUCTION	
New/Current Mission Activities	29
Construction Purpose and Scope	30
RAF Lakenheath, UK	31
POST ACQUISITION CONSTRUCTION	
Purpose and Scope	35
Overseas	
Guam	38
Japan	38
Portugal	40
United Kingdom	40
Post Acquisition Over \$50,000 per Unit	
<u>Overseas</u>	
Anderson AFB, Guam	43
Kadena AB, Japan	45
Misawa AB, Japan	47
February 2007	

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

INDEX

<u>SUBJECT</u>	<u>PAGE</u>
Yokota AB, Japan	49
Lajes Field, Portugal	51
RAF Alconbury, United Kingdom	53
RAF Feltwell, United Kingdom	55
RAF Menwith Hill Station, United Kingdom	57
ADVANCE PLANNING AND DESIGN	59
OPERATION AND MAINTENANCE SUMMARY	
Narrative (Purpose and Scope)	61
Inventory and Funding Summary FH-2	64
Historic Housing FH-6	68
OPERATIONS	69
Management OP-5	70
Services OP-5	72
Furnishings OP-5	74
Miscellaneous OP-5	77
UTILITIES OP-5	79
MAINTENANCE OP-5	83
MAINTENANCE AND REPAIR OVER \$20,000 PER UNIT	87
GENERAL OFFICER QUARTERS OVER \$35,000 PER UNIT	89
REIMBURSABLE PROGRAM OP-5	91
LEASING	
Purpose and Scope	93
OP-5	95
Exhibit FH-4, Leasing (Other than Section 801 & 802)	97
Exhibit FH-4A, High Cost Foreign Leased Units	98
Exhibit FH-4B, Section 801 Leases	99

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

INDEX

<u>SUBJECT</u>	<u>PAGE</u>
HOUSING PRIVATIZATION	101
DEBT PAYMENT	111
PB-18 EXHIBIT, Foreign Currency Exchange Data	113



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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2009:

	<u>(\$000)</u>
<u>FUNDING PROGRAM FY 2009</u>	
Construction	\$71,828
Post-Acquisition Construction	351,266
Advance Planning and Design	7,725
<u>Appropriation Request: Construction</u>	430,819
Operations, Utilities and Maintenance	444,255
Operating Expenses	124,639
Utilities	89,581
Maintenance	230,035
Housing Privatization	53,559
Leasing - Worldwide	95,194
Debt Payment	
Premiums for Servicemen's	1
Mortgage Insurance Coverage	
<u>Appropriation Request: O&amp;M, Leasing, Housing Privatization and Debt Payment</u>	593,009
<u>Appropriation Request</u>	1,023,828
Reimbursement Program	8,862
 FY 2009 FAMILY HOUSING PROGRAM	 \$1,032,690

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 AUTHORIZATION LANGUAGE

SEC. 2302. FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A)), the Secretary of the Air Force may construct or acquire family housing units (including land acquisition) at the installations, for the purposes, and in the amounts set forth in the following table:

<u>STATE</u>	<u>INSTALLATION</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
United Kingdom	RAF Lakenheath	182 Units	\$71,828,000

(b) PLANNING AND DESIGN. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of military family housing units in an amount not to exceed \$7,725,000.

SEC. 2303. IMPROVEMENT TO MILITARY FAMILY HOUSING UNITS

Subject to section 2825 of Title 10, United States Code, and using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may improve existing military family housing units in an amount not to exceed \$351,266,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, \$430,819,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$593,009,000.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 APPROPRIATION LANGUAGE

Family Housing Construction, Air Force

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration, as authorized by law, \$430,819,000 to remain available until September 30, 2013.

Family Housing Operations and Maintenance, Air Force

For expenses of family housing for the Air Force for operations and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law \$593,009,000.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 NEW/CURRENT MISSION ACTIVITIES

In compliance with the Senate Appropriations Committee Report (100-380) on the FY 1989 Military Construction Appropriation Act, the Air Force has included the following exhibit that displays construction projects requested in two separate categories: new mission and current mission. "New Mission" projects are projects that support deployment and beddown of new weapon systems, new program initiatives, and major mission expansions. "Current Mission" projects are projects that either replace inadequate existing facilities or construct new facilities which are not available to meet current requirements.

<u>LOCATION</u>	<u>MISSION</u>	<u>NUMBER OF UNITS</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
<u>REPLACEMENT HOUSING</u>			
RAF Lakenheath, UK	Current	182	\$71,828

<u>SUMMARY:</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$71,828
IMPROVEMENTS	351,266
PLANNING AND DESIGN	<u>7,725</u>
GRAND TOTAL	\$430,819

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 NEW CONSTRUCTION

Program (In Thousands)

FY 2009 Program \$71,828

FY 2008 Program \$56,275

Purpose and Scope

This program provides for the construction of new homes where the local community cannot provide adequate housing and replacement of existing homes, where improvements for Air Force personnel are not economically feasible, and support facilities where existing facilities are inadequate. Costs reflect all amounts necessary to provide complete and usable facilities.

Program Summary

Authorization is requested for: replacement of 182 units.

A summary of the funding program for FY 2009 is as follows:

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
REPLACEMENT HOUSING RAF Lakenheath, UK	Current	182	\$71,828
<u>AUTHORIZATION</u>			<u>Requested</u> <u>Amount (\$000)</u>
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$71,828
IMPROVEMENTS			351,266
PLANNING AND DESIGN			<u>7,725</u>
GRAND TOTAL			\$430,819

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION RAF LAKENHEATH UNITED KINGDOM			COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.2				
6. Personnel Strength AS OF 30 SEP 06 END FY 2010	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	554	4398	1002	0	0	0	2	5	344	
	555	4470	937	0	0	0	2	5	344	6,313
7. INVENTORY DATA (\$000)										
Total Acreage: 2,004										
Inventory Total as of : (30 Sep 06)										1,923,593
Authorization Not Yet in Inventory:										54,391
Authorization Requested in this Program:										71,828
Authorization Included in the Following Program: (FY 2010)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										73,825
Grand Total:										2,123,637
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2009)										
CATEGORY						COST	DESIGN	STATUS		
CODE	PROJECT TITLE	SCOPE				\$,000	START	CMPL		
711-142	Replace Military Family Housing, Ph 4	182 UN				71,828	Sep-07	Jun-08		
9a. Future Projects: Included in the Following Program (FY 2010)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY11-13)										
None										
9c. Real Property Maintenance Backlog This Installation										1,894
10. A fighter wing equipped with two squadrons of F-15Es and one squadron of F-15C/Ds.										



1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA				2. DATE	
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 5)			
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MSET084028		8. PROJECT COST (\$000) \$71,828	
9. COST ESTIMATE							
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)		
Military Family Housing					40,795		
Dwellings		UN	182	170,418	( 31,016 )		
Additional Fire Protection		UN	182	20,231	( 3,682 )		
Other Special Construction		UN	182	33,500	( 6,097 )		
Support Costs:					24,667		
Lot Costs		LS			( 1,572 )		
Site Improvements		LS			( 3,729 )		
Landscaping		LS			( 2,186 )		
Utility Mains		LS			( 8,636 )		
Streets		LS			( 2,584 )		
Recreation		LS			( 725 )		
Demolition		LS			( 3,000 )		
Environmental		LS			( 1,887 )		
Other Site Work		LS			( 348 )		
Subtotal					65,462		
Contingency (5%)					3,273		
Total Contract Cost					68,735		
SIOH (4.5%)					3,093		
Project Cost					71,828		
Area Cost Factor (1.2)							
10. Description of Proposed Construction: Demolish 183 existing inadequate units and construct 182 single and multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, single car garages, parking exterior patios and privacy fencing, sound attenuation, recreational areas, utilities, support infrastructure of roads, landscaping, demolition, and asbestos removal.							
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>Project</u>	<u>Cost Per</u>	<u>No</u>	<u>(\$000)</u>
		<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>
E4-E6	2M	1,180	1,480	137	1.2	923	50
E4-E6	3	1,310	1,630	151	1.2	923	69
E4-E6	4	1,570	1,950	181	1.2	923	53
E7-E8	3	1,500	1,860	173	1.2	923	10
Totals:						182	31,669
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM					
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM					
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM					
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM					
11. REQUIREMENT: 1137 UN      ADEQUATE: 941 UN      SUBSTANDARD: 196 UN							
PROJECT: Replace Military Family Housing (Current Mission). Project consists of 50 JNCO							

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 5)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER MSET084028		8. PROJECT COST (\$000) \$71,828
<p>(E4-E6, 2 BR MOD), 69 JNCO (E4-E6, 3 BR), 53 JNCO (E4-E6, 4 BR) and 10 SNCO (E7-E8, 3 BR).</p> <p><b>REQUIREMENT:</b> This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Lakenheath. All units will meet modern standards and are programmed in accordance with the Housing Community Profile. This project is phase five (5) of a five (5) phase housing project to replace 606 housing units. The replacement housing will provide a modern kitchen, laundry room, open plan family and living rooms, bedroom and bath configurations, with ample interior and exterior storage and garages. Exterior parking will be provided for a second occupant vehicle and guests. Replacement construction includes reconfiguring the neighborhood to create a sense of community and increased efficiency and density. Neighborhood support infrastructure will be replaced or upgraded to meet current and future housing requirements. Pressure rated water mains will be installed to connect the units to the new pressurized base supply system. New sewer mains and lift stations will connect the new unit locations to the base sewer supply and treatment center. This project is programmed in accordance with 2006 Family Housing Master Plan.</p> <p><b>CURRENT SITUATION:</b> This project replaces 182 housing units constructed in the 1950's. These 50 plus year old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet modern building codes. Electrical systems are undersized and the quantity of receptacles is inadequate. Lighting systems throughout the houses are inefficient and require replacement. Existing house plans do not meet suitability standards. Three bed units have only one undersized bathroom per unit and do not have family rooms. Units have no covered entry, inadequate storage, and no separate laundry rooms. Kitchens are undersized and galley shaped with old cabinets and badly worn countertops and sinks. Flooring throughout the house is outdated.</p> <p><b>IMPACT IF NOT PROVIDED:</b> The housing will continue to be occupied until it becomes totally uninhabitable, because adequate and affordable off-base housing is not available. If units are not replaced costly piecemeal repairs will continue with no improvement in the living quality.</p> <p><b>ADDITIONAL:</b> This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative new construction was found to be most cost effective over the life of the project. The cost to improve this housing is approximately 75% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project is not eligible for NATO funding. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting a 4.5% of SIOH costs. Base Civil Engineer: Lt Col Roy-Alan C. Agustin, (44) 1638-52-2100. FOREIGN CURRENCY: FCF Budget Rate Used: POUND / 0.5528</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT June-06		2. FISCAL YEAR 2009		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Oct-03		a. NAME RAF LAKENHEATH		Phase 5		b. LOCATION UNITED KINGDOM			
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		921	766	6,915	8,602	921	766	6,915	8,602
7. PERMANENT PARTY PERSONNEL		921	766	6,915	8,602	921	766	6,915	8,602
8. GROSS FAMILY HOUSING REQUIREMENTS		645	692	3,613	4,950	645	692	3,613	4,950
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	10	172	182				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	10	172	182				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		24	30	148	202	24	30	148	202
11. EFFECTIVE HOUSING REQUIREMENTS		621	662	3,465	4,748	621	662	3,465	4,748
12. HOUSING ASSETS (a + b)		712	729	3,588	5,029	577	597	2,562	3,736
a. UNDER MILITARY CONTROL		329	309	1,431	2,069	142	318	1,470	1,930
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		329	309	1,431	2,069	142	294	1,420	1,856
(2) UNDER CONTRACT/APPROVED						0	24	50	74
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		383	420	2,157	2,960	435	279	1,092	1,806
(1) ACCEPTABLY HOUSED		383	420	2,157	2,960				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(91)	(67)	(123)	(281)	44	65	903	1,012
14. PROPOSED PROJECT						0	10	172	182
15. REMARKS									

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2009 Program \$ 351,266

FY 2008 Program \$ 294,262

Purpose and Scope

The Air Force has approximately 81,500 family housing units (includes 44,600 privatized units) for FY 2009. The average age of housing units in the Air Force inventory is over 25 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), in the beginning of FY 2009 approximately 4,200 of these units now require improvement or renovation to meet contemporary living standards. Many of these units require major expenditures to repair or replace deteriorated mechanical, electrical, or structural components, and to provide some of the basic modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness.

The Air Force is the acknowledged DoD leader in developing the "whole house" revitalization concept. Whole house is the combination of needed maintenance and repair together with improvements to bring the unit to contemporary standards. In addition, we are looking beyond the house to the entire housing area in our requirements plan. Our "whole neighborhood" concept is being refined and includes the development of supporting housing infrastructure requirements, neighborhood vehicular and pedestrian circulation concepts to consider siting, density, landscaping, parking, playgrounds, recreation areas and utilities, in addition to the housing unit itself.

One project is identified as privatization candidate in this submission:

Andersen AFB, Guam (\$34,222M/1,049 units)

Consistent with Authorization and Appropriation Committees' language in FY 1990, the Air Force is seeking to maintain funding in this account to continue revitalizing our aging homes. Consistent with Appropriation Committees' language in FY 1985, the Air Force has gathered data on the post acquisition construction projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as a part of this submittal.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$351,266,000 to fund projects in FY 2009.

NOTE: Projects within the program are within the statutory limitation of \$50,000 per unit adjusted by area cost factor, except as identified by separate DD Form 1391.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

POST ACQUISITION CONSTRUCTION PROJECTS (OVER \$50,000 PER UNIT)

A separate DD Form 1391 follows for each Post Acquisition Construction project which is over \$50,000 per unit (multiplied by the Area Cost Factor).

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION		
5. PROGRAM ELEMENT 88742/31196		6. CATEGORY CODE 711-000		7. PROJECT NUMBER		8. PROJECT COST (\$000) 351,266
9. COST ESTIMATE						
ITEM				U/M	QUANTITY	COST (\$000)
POST ACQUISITION CONSTRUCTION PROJECTS TO IMPROVE HOUSING UNITS				UN	2,969	351,266
TOTAL CONTRACT COST						351,266
TOTAL REQUEST						351,266
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Includes all work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$351.266 million to accomplish improvement and privatization in family housing.</p> <p><u>REQUIREMENT</u>: To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions/upgrades, repair/replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)</p> <p><u>CURRENT SITUATION</u>: The majority of these family housing units were constructed during the late 1940's and 1950's using various design and construction criteria, with different types of material, equipment, and appliances. Many utility and structural systems were constructed during years of plentiful, inexpensive energy resources. Insulation, storm windows and doors, etc., not previously cost effective, are now sound investment. This program will extend the useful life of many of our older, less modern units by enhancing livability, functionality, reducing operation costs and improving safety standards.</p> <p><u>ADDITIONAL</u>: These projects meet the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Energy evaluation/life-cycle cost analysis was performed in support of these projects. The Air Force will improve existing family housing units to the size and floor pattern similar to the local standards and up to the following size: E1-E6: 2 BR (1080 NSF/1340 GSF), 2 BR Modified (1180 NSF/1480 GSF), 3 BR (1310 NSF/1630 GSF), 4 BR (1570 NSF/1950 GSF), 5 BR (1850 NSF/2300 GSF); E7-E9/O1-O3: 2 BR (1200 NSF/1490 GSF), 2 BR Modified (1350 NSF/1670 GSF), 3 BR (1500 NSF/1860 GSF), 4 BR (1730 NSF/2150 GSF), 5 BR (2020 NSF/2510 GSF); O4-O5: 3 BR (1630 NSF/2020 GSF), 4 BR (1860 NSF/2310 GSF); O-6: 4 BR (2030 NSF/2520 GSF); O-7: 4 BR (2690 NSF/3330 GSF).</p>						



1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION		5. PROJECT NUMBER	
10. Description of work to be accomplished			Current Working Estimate (\$000)
<p>Location and Project</p> <p><u>OVERSEAS</u></p> <p><u>GUAM</u></p> <p>ANDERSEN AFB PRIVATIZE FAMILY HOUSING AJJY064016</p> <ul style="list-style-type: none"> <li>- Convey and renovate 1,049 units for a privatization end state of 1,049 units on 539 acres of land lease. Without privatization, MILCON cost is \$201M for an anticipated leverage of 6:1. Privatized housing units provide modern interior and exterior conveniences and meet current space and floor plan requirements. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: AJJY059073 Repair Window in Bedrooms, PAIP I (FY06), AJJY064602 Renovate Kitchens and Baths, PAIP I and II (FY06), AJJY059071 Repair Generator Hook-Ups (FY06), AJJY044603 Install Centralized Post Boxes, MFH (FY08), AJJY064004 Construct Transformer Safety Barriers, MFH (FY08), AJJY064005 Construct Covered Overflow Parking, MFH (FY07), AJJY064008 Construct Recreation Areas, MFH, Construct Bike/Jogging Trail, MFH (FY06), AJJY064006 Install Directional Lighting, MFH (FY08), AJJY059079 Repair Windows, MFH (FY06), AJJY439947 Improve MFH to Chief Prestige Housing (FY06), AJJY084401 Improve Family Housing, PAIP XIII (FY08).</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> <p><u>JAPAN</u></p> <p>KADENA AB IMPROVE FAMILY HOUSING LXEZ094217</p> <ul style="list-style-type: none"> <li>- Provides general interior and exterior modernization and renovation of 614 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bedrooms, bathrooms and finishes; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes demolition and all environmental removal/disposal work. Provides covered garage (for Prestige housing). Provides handicap improvements in the tower including emergency power back up (for one elevator). (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> <p>KADENA AB INSTALL GOVERNMENT FURNISHED MATERIALS EVKP98AF751S</p> <ul style="list-style-type: none"> <li>- Improve 314 family housing units in Chatan, Upper Plaza, and Stilwell Park areas. Provide dishwashers, garbage disposals, smoke detectors, and Venetian blinds for units being constructed by the Government of Japan (GOJ) for the United States military.</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>			<p>34,222</p> <p>150,697</p> <p>1,716</p>



1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION		5. PROJECT NUMBER
10. Description of work to be accomplished <div style="float: right; text-align: right;">Current Working Estimate (\$000)</div> <div style="clear: both;"></div> <div style="text-align: center;">Location and Project</div> <p><u>OVERSEAS</u></p> <p><u>JAPAN</u></p> <p>KADENA AB 368</p> <p>INSTALL AIR CONDITIONING SYSTEM</p> <p>LXFB084263</p> <ul style="list-style-type: none"> <li>- Install HVAC - work area, upgrade transformer and electrical connections, repair existing exhaust vent for dust collector and all work to repair the existing ventilation system; and other work for a complete and usable facility.</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> <p>MISAWA AB 46,829</p> <p>IMPROVE FAMILY HOUSING</p> <p>QKKA094025</p> <ul style="list-style-type: none"> <li>- Provides general interior and exterior modernization and renovation of 370 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, parking for H-style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roofs, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrade kitchens, bathrooms, and floor covering, and improve floor plans to include replacing window rails and handicap accessibility for 1st and 2nd floor (towers), fire sprinkler systems (towers), and elevator work (towers). Provides increased energy efficiency. Removes asbestos and lead-based paint. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> <p>YOKOTA AB 51,007</p> <p>IMPROVE FAMILY HOUSING</p> <p>ZNRE094306</p> <ul style="list-style-type: none"> <li>- Provides general interior and exterior modernization and renovation of 350 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>		

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
10. Description of work to be accomplished <div style="float: right; text-align: right;">Current Working Estimate (\$000)</div> <div style="clear: both;"></div> <div style="text-align: center;">Location and Project</div> <u>PORTUGAL</u> LAJES FIELD 41,523 IMPROVE FAMILY HOUSING MQNA093001 <ul style="list-style-type: none"> <li>- Provides general interior and exterior renovation of 184 housing units. Includes utility upgrades and additions to meet current housing standards. Upgrades kitchens, bathrooms, bedrooms, floor coverings, improves floor plans. Project also provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas for all Beira mar and the SOQ neighborhoods. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> <u>UNITED KINGDOM</u> RAF ALCONBURY 13,153 IMPROVE FAMILY HOUSING AEDY094002 <ul style="list-style-type: none"> <li>- Provide general interior and exterior renovation of 71 housing units. Includes utility upgrade to the water, electrical and drainage systems. Provide additional space to meet current standards. Upgrade kitchens, floor coverings and bathrooms. Improve floor plans, provide an energy efficient hot water and heating system. Include privacy fencing, patios and patio covers. Communal playgrounds and recreational areas. Includes demolition and removal of asbestos material, lead soldered water pipes and the removal of lead based paint. Existing garages are to be renovated to include electrical power and lighting, provide motorized remote control to open and close new garage doors. The exteriors to be brick clad to match the existing upgraded houses on RAF Alconbury. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> RAF FELTWELL 11,700 IMPROVE FAMILY HOUSING GPLS094029 <ul style="list-style-type: none"> <li>- Provides general interior and exterior renovation of 16 Military Family Housing units. Includes minor demolition, site clearing, utility replacement, new road and driveways, and new street lighting and storm water drainage. Provides adequate parking, a single car garage where space available, patios and privacy fencing, and sound attenuation. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>		

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA	2. DATE				
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES						
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION		5. PROJECT NUMBER				
<p>10. Description of work to be accomplished</p> <table border="0"> <thead> <tr> <th style="text-align: center;">Location and Project</th> <th style="text-align: center;">Current Working Estimate (\$000)</th> </tr> </thead> <tbody> <tr> <td> <u>UNITED KINGDOM</u>  RAF MENWITH HILL  IMPROVE FAMILY HOUSING  MWHL09001  <ul style="list-style-type: none"> <li>- Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades and additions to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul> </td> <td style="text-align: center; vertical-align: top;">51</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>UNITED KINGDOM</u> RAF MENWITH HILL IMPROVE FAMILY HOUSING MWHL09001 <ul style="list-style-type: none"> <li>- Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades and additions to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	51
Location and Project	Current Working Estimate (\$000)					
<u>UNITED KINGDOM</u> RAF MENWITH HILL IMPROVE FAMILY HOUSING MWHL09001 <ul style="list-style-type: none"> <li>- Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades and additions to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	51					

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM			4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY064016	8. PROJECT COST (\$000) 34,222		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					34,222
PRIVATIZE FAMILY HOUSING		UN	1049	32,623	( 34,222 )
SUPPORTING FACILITIES					0
SUBTOTAL					34,222
TOTAL CONTRACT COST					34,222
TOTAL REQUEST					34,222
AREA COST FACTOR		2.64			
<p>10. Description of Proposed Work: Convey and renovate 1,049 units for a privatization end state of 1,049 units on 539 acres of land lease. Without privatization, MILCON cost is \$201M for an anticipated leverage of 6:1. Privatized housing units provide modern interior and exterior conveniences and meet current space and floor plan requirements.</p> <p>11. Requirement: 1049 UN Adequate: 391 UN Substandard: 1258 UN</p> <p><u>PROJECT:</u> Privatize Military Family Housing (Current Mission). 1 GOQ (4), 10 SOQ (4), 1 SOQ (3), 12 FGO (4), 70 FGO (3), 10 CGO (4), 60 CGO (3), 62 CGO (2), 27 SNCO (4), 136 SNCO (3), 52 JNCO (4), 365 JNCO (3), 243 JNCO (2)</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Andersen AFB. 391 units have been improved using whole house standards within the past 3 years. Remaining units are adequate but will require upgrades to maintain comfortable and appealing living environment as well as life safety codes. Living units will be expanded to meet current space authorizations as required. Single car garages and off street parking will be provided where deficient. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood improvements will include a housing maintenance facility, housing management office, refurbished playgrounds, basketball and volleyball courts, and new parks with jogging paths. This project is programmed in accordance with 2006 Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed between 1948 and 1960. The earliest renovations, PAIP I, were completed in 1989. Units are currently adequate but will require upgrades due to heavy use and the age of the units, 67 years old. Some of the earlier renovations already have upgrades programmed to bring them up to standards, i.e. kitchens and baths. Capehart Neighborhood units do not meet the current 2.5 parking spaces per unit. There are no recreation courts however there is a future year project to construct some. Various sections of the housing areas have no sidewalks. Areas along the low base perimeter fence lack vegetation to provide privacy. Transformers and utility boxes are exposed and detract from the neighborhood views. There are some projects in future years to improve this problem.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly,</p>					

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM		4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY064016	8. PROJECT COST (\$000) 34,222
<p>piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> AJJY059073 Repair Window in Bedrooms, PAIP I (FY06), AJJY064602 Renovate Kitchens and Baths, PAIP I and II (FY06), AJJY059071 Repair Generator Hook-Ups (FY06), AJJY044603 Install Centralized Post Boxes, MFH (FY08), AJJY064004 Construct Transformer Safety Barriers, MFH (FY08), AJJY064005 Construct Covered Overflow Parking, MFH (FY07), AJJY064008 Construct Recreation Areas, MFH, Construct Bike/Jogging Trail, MFH (FY06), AJJY064006 Install Directional Lighting, MFH (FY08), AJJY059079 Repair Windows, MFH (FY06), AJJY439947 Improve MFH to Chief Prestige Housing (FY06), AJJY084401 Improve Family Housing, PAIP XIII (FY08).</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This privatization project contains no resale merchandise, services or commercial recreational operations or activities in accordance with the SAF/MI Housing Privatization Interim Operating Instructions memorandum dated 2 Mar 99 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event the privatization is financially infeasible, the Air Force will execute an improvement project for 658 units at the programmed amount requested by this privatization project in accordance with the installation's Housing Community Profile.</p> <p>Base Civil Engineer: Lt Col. Marvin W. Smith, (671) 366-7101.</p>			

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH9	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ094217	8. PROJECT COST (\$000) 150,697	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				119,263
NON-GOQ	UN	614	194,240	( 119,263 )
SUPPORTING FACILITIES				20,078
SITE IMPROVEMENT	LS			( 4,319 )
LANDSCAPING	LS			( 1,352 )
UTILITY MAINS	LS			( 11,484 )
PARKING/STREET/SIDEWALK/PATH/FENCE	LS			( 1,106 )
PLAYGROUNDS/RECREATION	LS			( 1,377 )
ENVIRONMENTAL - REMOVAL/DISPOSAL	LS			( 440 )
SUBTOTAL				139,341
CONTINGENCY (5.0%)				6,967
TOTAL CONTRACT COST				146,308
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				4,389
TOTAL REQUEST				150,697
AREA COST FACTOR	1.34			
MOST EXPENSIVE UNIT	219,589			
<p>10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 614 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bedrooms, bathrooms and finishes; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes demolition and all environmental removal/disposal work. Provides covered garage (for Prestige housing). Provides handicap improvements in the tower including emergency power back up (for one elevator).</p>				
<p>11. Requirement: 8442 UN Adequate: 7828 UN Substandard: 614 UN</p> <p>PROJECT: Improve military family housing (Phase 9). This phase includes work for 2 SGO 4-bedroom, 84 CGO 3-bedroom, 4 E9 4-bedroom, 56 SNCO 3-bedroom, 122 JNCO 3-bedroom and 346 JNCO 2-bedroom units (Current Mission).</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed in Okinawa, Japan. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base US civilian community. This is the ninth phase of the multiple phases to upgrade all inadequate units. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and patio. Dwelling units will be expanded (in some unit types) to meet current standards. Covered garage will be provided for E9 Special Command Position (SPC) units, off-street parking, community and neighborhood improvements are required and will include landscaping, playgrounds and recreation facilities. This project is</p>				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH9	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ094217	8. PROJECT COST (\$000) 150,697
<p>programmed in accordance with 2006 Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes most housing that was built by the Government of Japan (GOJ) during the 1990s and 1980s. These houses require major renovation and repair to correct system deterioration, meet modern standards, and provide major home improvements. They have had no major upgrades since construction. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and antiquated. The electrical system does not meet modern standards and codes. Floor covering is stained and mismatched due to non-availability of similar materials for replacement. Exterior surfaces and roof, including windows, doors and frames require replacement. These units have inadequate space for storage and patio. Landscaping and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operation, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> NONE</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> NONE</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of reconstruction, improvement, direct compensation and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 56% of the replacement cost. Base Civil Engineer: Colonel Juan Ibanez, Jr., 011-81-611-734-1807.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.7781</p>			



1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 4	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA094025	8. PROJECT COST (\$000) 46,829	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				41,357
JNCO FOUR-BEDROOM (H-STYLE)	EA	4	155,250	( 621 )
JNCO TWO BEDROOM	EA	68	102,000	( 6,936 )
SOQ	EA	1	210,000	( 210 )
FGO	EA	1	190,000	( 190 )
CGO TWO-BEDROOM	EA	16	145,000	( 2,320 )
SNCO THREE-BEDROOM	EA	68	111,000	( 7,548 )
JNCO THREE-BEDROOM	EA	212	111,000	( 23,532 )
SUPPORTING FACILITIES				1,943
SITE IMPROVEMENT	LS			( 562 )
LANDSCAPING	LS			( 79 )
UTILITIES	LS			( 741 )
PAVEMENT/CURBS/GUTTERS	LS			( 220 )
PARKING	LS			( 341 )
SUBTOTAL				43,300
CONTINGENCY (5.0%)				2,165
TOTAL CONTRACT COST				45,465
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,364
TOTAL REQUEST				46,829
AREA COST FACTOR	1.51			
MOST EXPENSIVE UNIT	228,000			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 370 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, parking for H-style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roofs, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrade kitchens, bathrooms, and floor covering, and improve floor plans to include replacing window rails and handicap accessibility for 1st and 2nd floor (towers), fire sprinkler systems (towers), and elevator work (towers). Provides increased energy efficiency. Removes asbestos and lead-based paint.				
11. Requirement: 2380 UN Adequate: 2010 UN Substandard: 370 UN PROJECT: Improve Family Housing Phase 4. This phase includes work for 1 SOQ four-bedroom, 1 FGO four-bedroom, 16 CGO two-bedroom units, 68 SNCO three-bedroom units, 4 JNCO four-bedroom units, 212 JNCO three-bedroom units, and 68 JNCO two-bedroom (tower) units (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Misawa Air Base, Japan. The housing must be upgraded to meet current life safety codes to provide a comfortable				



1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 4	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA094025	8. PROJECT COST (\$000) 46,829
<p>and appealing living environment comparable to the off-base civilian community in the United States. This is the fourth of multiple phases to upgrade all inadequate housing. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage space. Living units will be expanded to meet current space authorizations. Off-street parking will be provided where deficient. This project is programmed in accordance with 2006 Family Housing master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in 1982-1989. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathrom cabinets and fixtures are obsolete, deteriorated, and out-dated. The electrical systems do not meet modern construction codes. Ground fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to the non-availability of original materials for replacement. Windows and insulation require replacement. The washers and dryers in the towers are located in the kitchen, which is open to the living and dining areas. This creates a lot of noise in these areas since the appliances are not enclosed and have no sound barrier. The kitchen is also exposed to lint particles from the dryer unit. The towers also lack a fire suppression sprinkler system</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Requirement Market Analysis shows an on-base housing deficit of 143 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 45% of the replacement cost. Base Civil Engineer: Lt Col David Maharrey, 011-81-3117-66-3089</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.7781</p>			

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE MFH (PHASE 7)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE094306	8. PROJECT COST (\$000) 51,007	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				42,862
IMPROVE FAMILY HOUSING	UN	350	122,464	( 42,862 )
SUPPORTING FACILITIES				4,301
UTILITY	LS			( 950 )
DEMOLITION	LS			( 872 )
ASBESTOS ABATEMENT	LS			( 1,040 )
MECHANICAL	LS			( 1,439 )
SUBTOTAL				47,164
CONTINGENCY (5.0%)				2,358
TOTAL CONTRACT COST				49,522
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,486
TOTAL REQUEST				51,007
AREA COST FACTOR	1.43			
MOST EXPENSIVE UNIT	295,000			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 350 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.				
11. Requirement: 2516 UN Adequate: 2166 UN Substandard: 350 UN PROJECT: Improve Family Housing, Phase 7. (Current Mission) 24 FGO (4) 9 SNCO (4) 110 SNCO (3) 207 JNCO (3) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Yokota AB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. The units will also require air conditioning. This project is programmed in accordance with Family Housing Master Plan. CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in the early 1970s. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provide for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds, parking				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 7)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE094306	8. PROJECT COST (\$000) 51,007
<p>areas, and landscaping are inadequate or nonexistent.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or no improvement in living quality. Low morale and retention problems will result if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 30% of the replacement cost. This project is not eligible for Host Nation funding. Base Civil Engineer: Lt Col Lance Hafeli, 225-7215.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.7781</p>			

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD, PORTUGAL			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA093001	8. PROJECT COST (\$000) 41,523	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				33,872
DWELLINGS	UN	184	184,087	( 33,872 )
SUPPORTING FACILITIES				3,365
SITE IMPROVEMENTS	LS			( 1,765 )
UTILITY MAINS	LS			( 1,600 )
SUBTOTAL				37,237
CONTINGENCY (5.0%)				1,862
TOTAL CONTRACT COST				39,099
SUPERVISION, INSPECTION AND OVERHEAD (6.2%)				2,424
TOTAL REQUEST				41,523
AREA COST FACTOR	1.45			
<p>10. Description of Proposed Work: Provides general interior and exterior renovation of 184 housing units. Includes utility upgrades and additions to meet current housing standards. Upgrades kitchens, bathrooms, bedrooms, floor coverings, improves floor plans. Project also provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas for all Beira Mar and the SOQ neighborhoods.</p> <p>11. Requirement: 451 UN Adequate: 267 UN Substandard: 184 UN</p> <p><u>PROJECT:</u> Improve military family housing at Lajes Field, Azores, Portugal. (Current Mission) Grade Mix: 132 - JNCO/2BR, 30 - JNCO/3BR, 20 - JNCO/4BR, 2 - SOQ/4BR</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Lajes Field, Azores, Portugal. The housing must be upgraded to meet current life-safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "whole-house" standards and are programmed in accordance with the November 2005 Lajes Field Housing Community profile and the 2006 Air Force Family Housing Master Plan. Renovated housing will provide modern kitchens, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded as necessary to meet current space authorizations. Mechanical and electrical systems will be upgraded to meet current standards and provide adequate capacity and quality to support the lifestyles of today's families. Neighborhood improvements are required and include landscaping, playgrounds, recreation areas, and jogging paths. Windows and doors will be replaced as necessary to meet current ATFP standards. Parking will be provided where deficient. This project is programmed in accordance with 2006 Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was built in 1963, 1984, and 1989. Current houses are inadequate and require major renovation to meet new housing size standards and requirements. They have had no major renovation upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing and lighting fixtures are</p>				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD, PORTUGAL			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA093001	8. PROJECT COST (\$000) 41,523	
<p>deteriorated and dated. The interiors are not functional, storage and counterspace inadequate, cabinets are old, and sinks are worn. Roofs, walls, sidewalks, and pavement require major repair or replacement due to the effect of Lajes' highly corrosive environment. Landscaping, exterior lighting, parking, playgrounds and recreation areas for housing residents are all deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the Air Force and inconvenience to the residents. Without this project, repair of these units will be done in a costly, piecemeal fashion with little or no improvement in living quality, and cause continual interruptions to the families living in the units. Low morale and retention problems can be expected to exist if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternative, improvement was found to be the most cost effective alternative over the life of the project. The improvement cost is 62% of replacement cost. The construction agent is Naval Facility Command resulting 6.2% SIOH costs. Base Civil Engineer: LtCol Timothy P. Haynie, Phone: 011-351-295-576113.</p>				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RAF ALCONBURY, UNITED KINGDOM			4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER AEDY094002	8. PROJECT COST (\$000) 13,153	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				9,581
IMPROVE MILITARY FAMILY HOUSING	UN	71	134,950	( 9,581 )
SUPPORTING FACILITIES				2,406
PAVEMENTS	LM	2550	321	( 818 )
UTILITIES	LM	1950	367	( 715 )
LANDSCAPING	MS	8500	37	( 315 )
RECREATION AREA	MS	1540	136	( 209 )
DEMOLITION	MS	3845	49	( 188 )
ASBESTOS REMOVAL	MS	1950	82	( 160 )
SUBTOTAL				11,987
CONTINGENCY (5.0%)				599
TOTAL CONTRACT COST				12,587
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)				566
TOTAL REQUEST				13,153
AREA COST FACTOR	1.2			
MOST EXPENSIVE UNIT	208,951			
<p>10. Description of Proposed Work: Provide general interior and exterior renovation of 71 housing units. Includes utility upgrade to the water, electrical and drainage systems. Provide additional space to meet current standards. Upgrade kitchens, floor coverings and bathrooms. Improve floor plans, provide an energy efficient hot water and heating system. Include privacy fencing, patios and patio covers. Communal playgrounds and recreational areas. Includes demolition and removal of asbestos material, lead soldered water pipes and the removal of lead based paint. Existing garages are to be renovated to include electrical power and lighting. The exteriors to be brick clad to match the existing upgraded houses on RAF Alconbury.</p>				
<p>11. Requirement: 126 UN Adequate: 55 UN Substandard: 71 UN</p> <p>PROJECT: Improve Military Family Housing. This project provides 1 SOQ four-bedroom, 1 E9 four-bedroom, 5 SNCO 4-bedroom, 12 SNCO three-bedroom, 16 JNCO four-bedroom, 4 JNCO four-bedroom, and 32 JNCO two-bedroom units. (Current Mission)</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependants stationed within the RAF Molesworth Tri-Base Community installations. The housing must be upgraded to meet current safety codes and to provide a comfortable and appealing living environment. All units will meet "whole house" standards. Renovated housing will provide a modern kitchen, living room, family room, bedrooms and bath configuration with ample interior and exterior storage. Off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, lighting, playgrounds and recreation areas. The project will include hard wired smoke detectors and carbon monoxide detectors with battery back up to conform to the Air Force Carbon Monoxide CO detector policy as required. This project is programmed in accordance with 2006</p>				



1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF ALCONBURY, UNITED KINGDOM		4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER AEDY094002	8. PROJECT COST (\$000) 13,153
<p>Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing in the Royal Air Force Molesworth Tri-Base Community, at the installation site of RAF Alconbury. These houses require major renovation and repair to correct half a century of deterioration and heavy use, some of these units were constructed in 1957. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing pipe work is joined together by lead based solder. Lighting fixtures have deteriorated and are dated. The condition of the roofs have declined over the years and are in need of repair. The electrical systems do not meet modern construction codes. Floor coverings are stained and worn. The units have inadequate living space by DoD standards, minimal storage space and small patios, no backyard privacy. Landscaping, lighting, safe parking and recreational areas for housing residents are deficient. There is asbestos sheeting in the existing furnace cupboards.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increased costs to the Government and inconvenience to the residents. Low morale and retention problems can be expected if such conditions are prolonged.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis will be prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. The cost to improve this housing is estimated at 46% of the replacement cost. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting 4.5% of SIOH costs. This project is not eligible for NATO funding. BASE CIVIL ENGINEER:Major Matt E. Greene, 011-44-1480-84-3216,or DSN 314-268-3216.</p> <p><u>BASE CIVIL ENGINEER:</u> GREENE</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: POUND .5528</p>			

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION RAF FELTWELL, UNITED KINGDOM			4. PROJECT TITLE RENOVATE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER GPLS094029	8. PROJECT COST (\$000) 11,700		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					4,000
IMPROVE FAMILY HOUSING		UN	16	250,000	( 4,000 )
SUPPORTING FACILITIES					6,663
UTILITIES		LS			( 0 )
PAVEMENTS		LS			( 752 )
LANDSCAPING		LS			( 700 )
INFRASTRUCTURE		LS			( 5,211 )
SUBTOTAL					10,663
CONTINGENCY (5.0%)					533
TOTAL CONTRACT COST					11,196
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)					504
TOTAL REQUEST					11,700
AREA COST FACTOR		1.2			
10. Description of Proposed Work: Provides general interior and exterior renovation of 16 Military Family Housing units. Includes minor demolition, site clearing, utility replacement, new road and driveways, and new street lighting and storm water drainage. Provides adequate parking, a single car garage where space available, patios and privacy fencing, and sound attenuation.					
11. Requirement: 1137 UN Adequate: 1126 UN Substandard: 11 UN <u>PROJECT:</u> Improve Military Family Housing. This project includes work for 5 CGO three-bedroom, 5 FGO four-bedroom, 4 SO four-bedroom, 1 SO six-bedroom, and 1 SO seven-bedroom units (Current Mission). <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Feltwell. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. These are the last 16 units at RAF Feltwell needing renovations to meet current "whole house" standards. Renovated houses will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Single car garages meeting U.S. size requirements and off street parking will be provided where deficient. Neighborhood improvements are required and will included landscaping, streetlighting, and recreational areas. This project is programmed in accordance with 2006 Family Housing Master Plan. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in 1935 and 1936. These 70+ year old Ministry of Defense houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had minor upgrades to kitchens and bathroom fixtures since construction. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly					



1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF FELTWELL, UNITED KINGDOM		4. PROJECT TITLE RENOVATE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER GPLS094029	8. PROJECT COST (\$000) 11,700
<p>piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> FY2004, GPLS044040, Install Ceiling Fans and Fly Screens, 15 units, \$70,000</p> <p>FY2004, GPLS044039, Rpr Roofs, Garages, and Doors, 15 units, \$354,000</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 46% of the replacement cost. This project meets the criteria of the Air Force Housing Guide for Planning, Programming, Design, and Construction. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting 4.5% of SIOH costs. Base Civil Engineer: Lt Col Roy-Alan C. Agustin, 0044-1638-52-2100</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: POUND .5528</p>			

1. COMPONENT AIR FORCE	FY2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION RAF MENWITH HILL STATION, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711142	7. PROJECT NUMBER MWHL090001	8. PROJECT COST (\$000) \$51		
9. COST ESTIMATE					
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)	
IMPROVE FAMILY HOUSING	UN	1	40.86	41	
SUPPORTING FACILITIES					
SPECIAL ASSESSMENTS	LS	1	5.75	6	
SUBTOTAL				47	
CONTINGENCY (5%)				2	
TOTAL CONTRACT COST				49	
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)				2	
TOTAL REQUEST				51	
MOST EXPENSIVE UNIT: \$51,000 AREA COST FACTOR: 1.20					
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades and additions to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floorplan. Includes demolition and asbestos/lead-based paint removal.					
11. REQUIREMENT: 186 UN      ADEQUATE: 24 UN      SUBSTANDARD: 162 UN <u>PROJECT:</u> Improve Military Family Housing. This project includes work for 1 FGO three-bedroom unit. (Current-Mission)					
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Menwith Hill. The unit must be upgraded to meet safety codes and to provide a comfortable and appealing living environment comparable with other off-base military and civilian homes. Unit will meet "whole house" standards and is programmed in accordance with the Housing Community Plan. Renovated unit will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage.					
<u>CURRENT SITUATION:</u> This project upgrades and modernizes a housing unit that was constructed in 1978. This 30-year old house is showing the effects of age and continuous heavy use. It has had no major upgrades since construction and does not meet the needs of today's families, nor does it provide a modern home environment. Bedrooms do not meet minimum size requirements. The unit has inadequate living space and storage.					

1. COMPONENT AIR FORCE	FY2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
3. INSTALLATION AND LOCATION RAF MENWITH HILL STATION, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711142	7. PROJECT NUMBER MWHL090001	8. PROJECT COST (\$000) \$51	

IMPACT IF NOT PROVIDED: Unit will continue to deteriorate rapidly, resulting in increased operations, maintenance, and repair to the Government and inconvenience to residents. Without this project, repair of this unit will continue in a costly, piecemeal fashion with little or no improvement in living quality.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK ACCOMPLISHED FOR THE NEXT THREE YEARS: None.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 10% of the replacement cost. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting a 4.5% of SIOH costs. Base Civil Engineer: Lt Col Christopher Darling, 0044-1423-77-7966

**FOREIGN CURRENCY: FCF Budget Rate Used: POUND .5528**

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2009 Program \$7,725

FY 2008 Program \$12,210

Purpose and Scope

This program provides for preliminary studies to develop additional family housing facilities, one time multi-phase design, and housing community profile developments; studies for site adaptation and determination of type and design of units; and working drawings, specifications, estimates, project planning reports and final design drawings of family housing construction projects. This includes the use of architectural and engineering services in connection with any family housing new or post acquisition construction program.

Program Summary

Authorization is requested for:

- (1) Advance planning and design for future year housing programs;
- (2) FY 2009 Authorization and Appropriation of \$7,725,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-000		7. PROJECT NUMBER		8. PROJECT COST (\$000) 7,725
9. COST ESTIMATE						
ITEM				U/M	QUANTITY	COST (\$000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN				LS		7,725
SUBTOTAL						7,725
TOTAL CONTRACT COST						7,725
TOTAL REQUEST						
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$7.725 million to provide planning and design costs in connection with family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community profiles (HCP) developments; and for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs. Without the requested funds, housing community profiles cannot be developed and the new and post acquisition construction programs cannot be designed and constructed.</p>						

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE

(Excluding Leasing, Debt, and Privatization)

Program (\$ in Thousands)

FY 2009 Program \$444,255

FY 2008 Program \$521,482

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management, utilities, and maintenance of Air Force owned units. The Air Force family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or by providing or government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's FY2009 Operation and Maintenance programs emphasize the following goals:

- \* Identify affordable housing for military members. Where shortages exist, identify project proposals to privatize or request new construction or leasing of housing for military families.

- \* Reduce utility consumption through whole-house improvements to improve energy efficiency, increased management emphasis on energy conservation, and maintenance and repair projects to reduce energy consumption.

- \* Provide government appliances and furniture in foreign countries where member-owned units are inappropriate or non-existent and where new housing units needing government-supplied appliances are coming on line. Redistribute excess furnishings from realigned bases.

- \* Invest wisely in maintenance and repairs to preserve the existing adequate housing inventory worldwide. The top priorities are preservation of the good inventory that we have--keeping "good houses good"--and resolving problems that are a threat to life, safety, or health. We are also funding demolition of inadequate surplus housing to eliminate unneeded inventory.

- \* Schedule maintenance and repair activities along with whole-house improvements to obtain the greatest economies of scale and enhancement in livability while increasing the useful life of housing units with the minimum capital investment and minimum impact on occupants.

- \* Support privatization of utilities through the housing or utilities privatization program as appropriate.

- a. Operations. This portion of the program provides for operating expenses in the following sub-accounts:

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the Air Force Family Housing Master Plan (FHMP) and General Officer Quarters (GOQ) Master Plan efforts. It also supports the housing referral program, assisting Air Force families living in local communities to find quarters in the private sector and implementing the Fair Housing Act of 1968 and assists in placing members in privatized housing. Housing Management offices provide counseling on housing decision-making and advance information on new base of assignment. The management effort at installations privatizing housing will gradually be reduced to an appropriate level for inherently governmental tasks to include asset management, housing relocation and referral services, and fiscal analysis. During major construction phases of privatized units, government oversight is required. Manning levels generally have been reduced at those bases where housing privatization has or is expected to occur with an emphasis on remaining tasks supporting inherently governmental duties. For bases with competitively sourced operations, the Air Force must continue to provide oversight support and advise installation leadership.

(2) Services. Provides basic support services including refuse collection and disposal; fire and police protection; custodial services; entomology and pest control; and snow removal and street cleaning. Privatized units do not receive funding from this account.

(3) Furnishings. Procures household equipment (primarily stoves and refrigerators) and furniture in limited circumstances, primarily overseas. Controls inventories of furnishings at warehouses and maintains and repairs furniture and appliances.

(4) Miscellaneous. Provides leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments to operate housing units occupied by Air Force personnel, and similar costs. Also funds Department of State surcharges where leased housing is procured through their services. Privatization has no impact on these activities.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas commodities serving family housing. Occupants purchase their own telephone and cable TV service. Privatized housing units do not receive funding from this account.

c. Maintenance. Privatized housing units do not receive funding from this account. Provides upkeep of family housing real property, as follows:

(1) Maintenance/Repair of Dwellings. Includes service calls, routine maintenance and repairs, and replacement of deteriorated facility components. Housing maintenance contracts are included in these costs.



DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

(2) Exterior Utilities. Maintenance and repair of water, sewer, electric, steam and gas lines supporting family housing areas. Where required, includes investment, operations, and repair costs paid to non-government system owners in the case where utilities have been privatized.

(3) Other Real Property. Upkeep of grounds, common areas, roads, parking areas, and other property for the exclusive use of family housing occupants not discussed above.

(4) Alterations and Additions. This includes minor alterations to housing units or housing support facilities. Large scope and high dollar-value projects such as whole-house improvements are included in the construction program.

Operation and Maintenance FY 2009 Program Summary - Highlights

The requested amount in FY 2009 is \$444,255. This amount, together with estimated reimbursements of \$8,862 will fund the FY 2009 Operation and Maintenance program of \$453,117.

A summary of the funding program for FY 2009 is as follows (\$ in thousands):

<u>Operations Request</u>	<u>Utility Request</u>	<u>Maintenance Request</u>	<u>Total Direct Request</u>	<u>Reimburse- ment</u>	<u>Total Program</u>
\$124,639	\$89,581	\$230,035	\$444,255	\$8,862	\$453,117



**USAF FY2008 PB****Family Housing Operation and Maintenance, Summary**

Excludes Leased Units and Costs

**Worldwide Summary**Fiscal Year: **2009**Command: **USAF**Exhibit: **FH-2**

Fiscal Year:	2007		2008		2009	
<b>Inventory Data (Units)</b>						
Units in Being Beginning of Year		70,612		37,336		36,852
Units in Being at End of Year		37,336		36,852		32,403
Average Inventory for Year		53,974		37,094		34,628
Historic Units		1,901		33		0
<b>Units Requiring O&amp;M Funding:</b>						
a. Contiguous US		45,479		15,578		15,207
b. U. S. Overseas		3,592		1,806		1,806
c. Foreign		21,541		19,952		19,839
d. Worldwide		70,612		37,336		36,852
						</

**USAF FY2008 PB****Family Housing Operation and Maintenance, Summary**

Excludes Leased Units and Costs

**Conterminous US**

Fiscal Year:

**2009**

Command:

**USAF**

Exhibit:

**FH-2**

Fiscal Year:	2007		2008		2009	
<b>Inventory Data (Units)</b>						
Units in Being Beginning of Year		45,479		15,578		15,207
Units in Being at End of Year		15,578		15,207		11,807
Average Inventory for Year		30,529		15,393		13,507
Historic Units		1,866		0		0
	<b>Total Cost</b>	<b>Unit</b>	<b>Total Cost</b>	<b>Unit</b>	<b>Total Cost</b>	<b>Unit</b>
	<b>(\$000)</b>	<b>Cost (\$)</b>	<b>(\$000)</b>	<b>Cost (\$)</b>	<b>(\$000)</b>	<b>Cost (\$)</b>
<b>Funding Requirements (\$000)</b>						
<b>OPERATIONS (DIRECT)</b>						
Management	46,697	1,530	23,057	1,498	23,648	1,751
Services	7,645	250	6,104	397	4,868	360
Furnishings	2,457	80	2,398	156	1,665	123
Miscellaneous	685	22	700	45	715	53
Sub-Total Direct Operations	57,484	1,883	42,259	2,745	30,897	2,287
Anticipated Reimbursements	506	17	403	26	400	30
<b>Gross Obligations, Operations</b>	<b>57,990</b>	<b>1,900</b>	<b>42,662</b>	<b>2,772</b>	<b>31,297</b>	<b>2,317</b>
<b>UTILITIES (DIRECT)</b>						
Direct Utilities	47,809	1,566	46,386	3,014	29,938	2,217
Anticipated Reimbursements	2,558	84	1,192	77	1,183	88
<b>Gross Obligations, Utilities</b>	<b>50,367</b>	<b>1,650</b>	<b>47,578</b>	<b>3,091</b>	<b>31,121</b>	<b>2,304</b>
<b>MAINTENANCE (DIRECT)</b>						
M&R Dwelling	132,537	4,341	118,535	7,701	71,645	5,304
M&R Ext. Utilities	5,890	193	5,268	342	3,184	236
M&R Other Real Property	8,977	294	8,029	522	4,853	359
Alter & Add.	1,715	56	1,534	100	927	69
Sub-Total Direct Maintenance	149,119	4,885	133,366	8,664	80,609	5,968
Anticipated Reimbursements	1,535	50	2,876	187	2,937	217
<b>Gross Obligations, Maintenance</b>	<b>150,654</b>	<b>4,935</b>	<b>136,242</b>	<b>8,851</b>	<b>83,546</b>	<b>6,185</b>
<b>GRAND TOTAL, O&amp;M - Direct</b>	<b>254,413</b>	<b>8,334</b>	<b>222,010</b>	<b>14,423</b>	<b>141,444</b>	<b>10,472</b>
<b>Anticipated Reimbursements</b>	<b>4,599</b>	<b>151</b>	<b>4,471</b>	<b>290</b>	<b>4,520</b>	<b>335</b>
<b>GRAND TOTAL, O&amp;M - TOA</b>	<b>259,012</b>	<b>8,484</b>	<b>226,481</b>	<b>14,714</b>	<b>145,964</b>	<b>10,807</b>

**USAF FY2008 PB****Family Housing Operation and Maintenance, Summary**

Excludes Leased Units and Costs

**US Overseas**

Fiscal Year:

**2009**

Command:

**USAF**

Exhibit:

**FH-2**

Fiscal Year:	2007		2008		2009	
<b>Inventory Data (Units)</b>						
Units in Being Beginning of Year	3,592		1,806		1,806	
Units in Being at End of Year	1,806		1,806		716	
Average Inventory for Year	2,699		1,806		1,261	
Historic Units	35		33		0	
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
<b>Funding Requirements (\$000)</b>	<b>(\$000)</b>	<b>Cost (\$)</b>	<b>(\$000)</b>	<b>Cost (\$)</b>	<b>(\$000)</b>	<b>Cost (\$)</b>
<b>OPERATIONS (DIRECT)</b>						
Management	4,317	1,599	3,056	1,692	3,132	2,484
Services	908	336	725	401	751	595
Furnishings	1,193	442	1,165	645	1,057	838
Miscellaneous	22	8	22	0	23	0
Sub-Total Direct Operations	6,439	2,386	4,967	2,750	4,963	3,935
Anticipated Reimbursements	0	0	0	0	0	0
<b>Gross Obligations, Operations</b>	<b>6,439</b>	<b>2,386</b>	<b>4,967</b>	<b>2,750</b>	<b>4,963</b>	<b>3,935</b>
<b>UTILITIES (DIRECT)</b>						
Direct Utilities	9,589	3,553	9,303	5,151	10,413	8,257
Anticipated Reimbursements	0	0	0	0	0	0
<b>Gross Obligations, Utilities</b>	<b>9,589</b>	<b>3,553</b>	<b>9,303</b>	<b>5,151</b>	<b>10,413</b>	<b>8,257</b>
<b>MAINTENANCE (DIRECT)</b>						
M&R Dwelling	14,391	5,332	12,870	7,126	6,651	5,274
M&R Ext. Utilities	640	237	572	317	440	349
M&R Other Real Property	975	361	872	483	670	531
Alter & Add.	186	69	167	92	128	102
Sub-Total Direct Maintenance	16,191	5,999	14,481	8,018	7,888	6,256
Anticipated Reimbursements	1,095	406	0	0	0	0
<b>Gross Obligations, Maintenance</b>	<b>17,286</b>	<b>6,405</b>	<b>14,481</b>	<b>8,018</b>	<b>7,888</b>	<b>6,256</b>
<b>GRAND TOTAL, O&amp;M - Direct</b>	<b>32,219</b>	<b>11,937</b>	<b>28,751</b>	<b>15,920</b>	<b>23,263</b>	<b>18,448</b>
<b>Anticipated Reimbursements</b>	<b>1,095</b>	<b>406</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL, O&amp;M - TOA</b>	<b>33,314</b>	<b>12,343</b>	<b>28,751</b>	<b>15,920</b>	<b>23,263</b>	<b>18,448</b>

**USAF FY2008 PB**
**Family Housing Operation and Maintenance, Summary**

Excludes Leased Units and Costs

**Foreign**

 Fiscal Year: **2009**

 Command: **USAF**

 Exhibit: **FH-2**

	Fiscal Year:		2007		2008		2009	
Inventory Data (Units)								
Units in Being Beginning of Year			21,541		19,952		19,839	
Units in Being at End of Year			19,952		19,839		19,880	
Average Inventory for Year			20,747		19,896		19,860	
Historic Units			0		0		0	
			Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)			(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)								
Management			26,967	1,300	30,624	1,539	31,206	1,571
Services			17,336	836	13,844	696	14,609	736
Furnishings			40,894	1,971	39,909	2,006	41,698	2,100
Miscellaneous			1,207	58	1,238	62	1,267	64
Sub-Total Direct Operations			86,404	4,165	74,080	3,723	88,780	4,470
Anticipated Reimbursements			504	24	378	19	381	19
Gross Obligations, Operations			86,908	4,189	74,458	3,742	89,161	4,490
UTILITIES (DIRECT)								
Direct Utilities			45,852	2,210	44,487	2,236	49,230	2,479
Anticipated Reimbursements			435	21	1,117	56	1,126	57
Gross Obligations, Utilities			46,287	2,231	45,604	2,292	50,356	2,536
MAINTENANCE (DIRECT)								
M&R Dwelling			157,307	7,582	133,017	6,838	125,457	6,317
M&R Ext. Utilities			6,991	337	6,252	314	5,712	288
M&R Other Real Property			10,655	514	9,529	292	8,706	292
Alter & Add.			2,035	98	1,820	91	1,663	84
Sub-Total Direct Maintenance			176,988	8,531	153,638	7,722	141,538	7,127
Anticipated Reimbursements			5,103	246	2,697	136	2,835	143
Gross Obligations, Maintenance			182,091	8,777	156,335	7,858	144,373	7,270
GRAND TOTAL, O&M - Direct								
Anticipated Reimbursements			309,244	14,906	272,206	13,682	279,548	14,076
GRAND TOTAL, O&M - TOA			6,042	291	4,192	211	4,342	219
			315,286	15,197	276,398	13,892	283,890	14,295

**FY09 President's Budget**  
**Summary of Historic Housing Detail**

Fiscal Year: **2009**  
MAJCOM: **USAF**  
Exhibit: **FH-6**

	Fiscal Year:	2007	2008	2009
<b>1. Historic Housing Costs, Non-GOQ Data</b>				
a. Number of Non-GOQ units on NHRP (Inventory)		1,837	33	0
b. Improvement Costs (\$000)		503	0	0
c. Maintenance and Repair Costs (\$000)		9,174	500	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		9,677	500	0
e. Average Cost Per Unit (\$000)		5	15	0
<b>2. Historic Housing Costs, GOQ Data</b>				
a. Number of GOQ units on NHRP (Inventory)		64	0	0
b. Improvement Costs (\$000)		10	0	0
c. Maintenance and Repair Costs (\$000)		4,007	0	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		4,017	0	0
e. Average Cost Per Unit (\$000)		63	0	0
<b>3. Total Historic Inventory &amp; Costs (Non-GOQ &amp; GOQ)</b>				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		1,901	33	0
b. Improvement Costs (\$000)		513	0	0
c. Maintenance and Repair Costs (\$000)		13,181	500	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		13,694	500	0
e. Average Cost Per Unit (\$000)		7	15	0

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)

FY 2009 Program \$124,639

FY 2008 Program \$122,841

The FY 2009 program represents Air Force family housing requirements and was developed using OSD/OMB approved inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses:

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Management. The Management account supports installation-level housing office operations; occupancy and contractor inspections; administrative support; community liaison; and the housing referral program, which assists members in finding homes in the private sector. It also supports studies such as the housing requirements and market analyses, preliminary studies, survey requirements for construction plans, housing information technology software and support, and concept development, acquisition, and portfolio management supporting privatization.

For government owned housing units, funding is based on historical obligations. For the majority of installations that are privatized, funding is based on reduced civilian manpower and contractor support requirements. Funding also allows for unknown impacts on civilian pay due to the changeover to the National Security Personnel System (NSPS), for both privatized and government owned housing installations, and allows for limited utilities and maintenance on housing office facilities at privatized only installations.

(\$ in Thousands)

1.	FY 2008 President's Budget	\$56,736
2.	Congressional Adjustments:	None
3.	FY 2008 Appropriated Amount:	\$56,736
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2008 Current Estimate	\$56,736
10.	Price Growth:	
	a. General Inflation (2.3%)	+\$1,305
11.	Functional Program Transfer:	None
12.	Program Increases:	None

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

13. Program Decreases:

a. FHMP Baseline Adjustment - \$55

14. FY 2009 Budget Request: \$57,986

Analysis of Change in Management

The requirement for the FY 2009 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures and adjusted for a standard inflation rate of 2.3%. The Management sub-account program will decrease nominally by \$55 thousand, as we continue to gain efficiencies associated with personnel costs such as travel, administrative support, and equipment at installation level housing offices.



DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Services. Provides basic municipal-type support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; street cleaning, and custodial services for government-owned family housing units. Since private developers are responsible for municipal services, privatized installations have no requirements for funding. Services at remaining government owned housing units are based on historical obligations.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$20,673
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$20,673
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$20,673
10. Price Growth:	
a. General Inflation (2.3%)	+\$475
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. BRAC savings due to Pope AFB transfer to Army	-\$796
b. Miscellaneous BRAC Savings	-\$108
c. FHMP Baseline Adjustment	-\$16
14. FY 2009 Budget Request:	\$20,228

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Services

The requirement for FY 2009 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 2.3%.

The Services account for FY 2009 was reduced by \$0.8M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.1M due to additional savings resulting from BRAC. These savings were applied to the highest priority requirements for the overall Air Force.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Furnishings. Includes the procurement for initial issue and replacement of household equipment (primarily stoves and refrigerators) and for furniture in limited circumstances overseas. Also funds the control, moving, and handling of furnishings inventories; and the maintenance and repair of such items. Privatized housing units do not receive funding with the exception of General Officer Quarters.

Loaner sets of furniture are issued to military families overseas so they may occupy permanent quarters prior to the arrival of their personally owned furniture. "Loaner kits" consisting of tables, beds, sofas, etc. allow members to establish themselves in a housing unit before their household goods arrive. Loaner sets are very cost effective because they reduce the cost of temporary quarters. Other items of household furnishings, normally built into CONUS houses, are often limited or not existent in foreign country homes, such as wardrobes (clothes closets), kitchen cabinets, sideboards and appliances. These items are also issued to military families.

Housing in Europe also often requires that closets (armoires) and kitchen cabinets be issued since European private rentals do not have the closets that are expected in the United States and kitchens usually do not come equipped with appliances and cabinets.

The furnishings account funds essential furnishings at levels consistent with the needs of the Air Force. Much of the funding requested in the furnishings account results from an analysis of the most economical or cost effective way to fulfill service requirements. Issuing furnishings by the government avoids higher costs in other accounts such as military allowances and other support appropriations.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$43,472
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$43,472
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$43,472
10. Price Growth:	
a. General Inflation (2.3%)	+\$1,000

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

11.	Functional Program Transfer:	None
12.	Program Increase:	None
13.	Program Decreases:	
	a. FHMP Baseline Adjustment	-\$52
14.	FY 2009 Budget Request:	\$44,420

Analysis of Changes in Furnishings

The requirement for FY 2009 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 2.3%. Since our stateside furniture program is limited to primarily stoves and refrigerators, and in limited situations household furniture, the savings from reduced housing inventory resulting from CONUS privatization will not be very extensive. A large requirement, however, still remains at our foreign locations as furniture is used to reduce household goods shipments overseas and thus savings in PCS costs.

**FY 2008 President's Budget**  
**Family Housing Summary of Furnishings Detail (\$Thousands)**

Fiscal Year: **2009**

Command: **USAF**

Exhibit: **FH-3**

Category	Furnishings Less Household Equipment					Household Equipment					Total Furnishings				
	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total
<b>FY07</b>															
CONUS	6	18	150	0	174	229	845	1,747	544	3,365	235	863	1,897	544	3,539
US Overseas	371	84	349	0	805	612	84	143	0	840	983	169	493	0	1,644
Foreign	5,870	5,450	8,661	3,479	23,460	4,189	4,758	6,534	421	15,902	10,059	10,208	15,195	3,900	39,362
Public	3,819	3,579	7,021	3,479	17,898	2,529	2,992	5,080	421	11,023	6,349	6,571	12,101	3,900	28,921
Private	2,051	1,871	1,640	0	5,562	1,659	1,766	1,455	0	4,880	3,710	3,637	3,095	0	10,441
<b>Total</b>	<b>6,248</b>	<b>5,552</b>	<b>9,160</b>	<b>3,479</b>	<b>24,439</b>	<b>5,029</b>	<b>5,687</b>	<b>8,425</b>	<b>965</b>	<b>20,107</b>	<b>11,277</b>	<b>11,240</b>	<b>17,585</b>	<b>4,444</b>	<b>44,545</b>
<b>FY08</b>															
CONUS	3	7	110	0	119	102	405	1,026	112	1,645	105	412	1,136	112	1,764
US Overseas	282	0	362	0	644	403	0	192	0	595	685	0	560	0	1,239
Foreign	5,368	5,019	4,952	10,040	25,378	3,894	4,406	6,392	399	15,091	9,262	9,424	11,344	10,439	40,469
Public	3,488	3,304	3,217	10,040	20,048	2,373	2,787	4,854	399	10,413	5,861	6,091	8,071	10,439	30,461
Private	1,880	1,715	1,735	0	5,330	1,521	1,619	1,538	0	4,678	3,401	3,334	3,273	0	10,008
<b>Total</b>	<b>5,653</b>	<b>5,025</b>	<b>5,429</b>	<b>10,040</b>	<b>26,147</b>	<b>4,399</b>	<b>4,811</b>	<b>7,611</b>	<b>511</b>	<b>17,331</b>	<b>10,052</b>	<b>9,836</b>	<b>13,040</b>	<b>10,551</b>	<b>43,472</b>
<b>FY09</b>															
CONUS	4	7	126	17	154	118	394	1,121	181	1,814	122	401	1,247	198	1,968
US Overseas	317	0	414	0	731	453	0	216	0	669	770	0	630	0	1,400
Foreign	6,147	5,760	4,976	12,251	29,134	4,428	5,017	3,996	12,121	25,563	10,575	10,777	8,972	24,372	54,697
Public	3,988	3,789	3,307	10,251	21,334	2,680	3,157	2,515	476	8,828	6,668	6,945	5,822	24,372	30,161
Private	2,160	1,971	1,669	0	5,800	1,748	1,861	1,481	0	5,090	3,908	3,832	3,150	0	10,890
<b>Total</b>	<b>6,469</b>	<b>5,767</b>	<b>5,515</b>	<b>12,268</b>	<b>30,019</b>	<b>4,999</b>	<b>5,411</b>	<b>5,333</b>	<b>12,302</b>	<b>28,046</b>	<b>11,468</b>	<b>11,179</b>	<b>10,849</b>	<b>24,570</b>	<b>44,420</b>

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Miscellaneous. Includes leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate housing units occupied by Air Force personnel, mobile home hookups, and similar costs. Also includes reimbursement to the International Cooperative Administrative Support Services (ICASS) Program administered by the Department of State. ICASS is a system for managing and sharing the administrative support costs of overseas operations with US Foreign Affairs agencies and other US Government agencies that operate in countries where the Air Force does not have a significant presence.

For locations that are U.S. government owned or controlled, funding is based on historical obligations. No funding is provided in the category for privatized installations.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$1,960
2. Congressional Adjustments:	None
3. FY 2008 Projected Appropriated Amount:	\$1,960
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$1,960
10. Price Growth:	
a. General Inflation (2.3%)	+\$45
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	None
14. FY 2009 Budget Request:	\$2,005

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Miscellaneous

With the exception of increases in general inflation, this account remains steady from year to year. This account funds accomodation charges in the United Kingdom for renting Ministry of Defence housing, payment to the U.S. Coast Guard to house Air Force personnel, payments for International Cooperative Administrative Support Services (ICASS) agreements with embassies to provide services to USCENCOM personnel, and property taxes for overseas locations.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Utilities. This program provides for all utilities consumed in government-owned family housing. This program funds electricity, natural gas, fuel oil and other purchased heating, water, sewage and waste systems. Military Family Housing residents and housing management continue to work towards meeting energy reduction goals. However, as the majority of homes become privatized, and utility cost responsibility is shifted to private developers, this becomes less of an overall government concern. Utility funding for the MFH offices and warehouses is included under Management.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$100,176
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$100,176
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$100,176
10. Price Growth:	
a. Fuel Price Inflation	+\$7,769
b. General Inflation (2.3%)	+\$2,304
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. FHMP Baseline Adjustment	-\$19,388
b. BRAC savings due to Pope AFB transfer to Army	-\$1,038



DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

c. Miscellaneous BRAC Savings	-\$242
14. FY 2009 Budget Request:	\$89,581

Analysis of Changes in Utilities

This program will experience a reduction upon achieving a steady-state inventory level of government owned houses due to the successful completion of housing privatization at U.S. bases. The majority of the remaining homes will be located at overseas locations, where utility costs are generally higher than the U.S. average for the equivalent commodity. The FY 2009 requirement was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for increases in fuel, natural gas, and electricity costs reflected in a standard inflation rate of 2.3%, plus an additional revised estimate of crude oil purchase inflation provided by OMB. The Utilities account for FY 2009 was reduced by \$1.0M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.2M due to additional savings resulting from BRAC. These savings were applied to the highest priority requirements for the overall Air Force.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 President's Budget Family Housing Summary of Utility Detail		Fiscal Year: <b>2009</b> Command: <b>USAF</b> Exhibit: <b>FH-10</b>		
	Fiscal Year:	2007	2008	2009
<b>TOTAL COST OF UTILITIES (\$000)</b>		103,250	100,176	89,581
<b>UTILITY QUANTITIES</b>				
<b>Electricity (KwH)</b>		914,360,789	548,434,762	537,793,434
<b>Heating</b>				
Gas (CF)		1,799,226,771	913,333,878	905,625,019
Fuel Oil				
Residuals (BBLS)		450	0	0
Distillates (BBLS)		493,721	488,784	483,897
Purchased Steam (MBTU)		936,830	927,264	917,992
Heat Plants Coal Fired (MBTU)		0	0	0
Heat Plants Other Than Gas, Oil, Coal (MBTU)		2,856	2,856	2,856
Propane (BBLS)		9,857	9,795	9,733
<b>Water (Kgal)</b>		9,704,557	5,963,757	5,900,078
<b>Sewage (Kgal)</b>		6,916,139	4,470,189	4,422,789

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Provides upkeep of family housing real property through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs. Past limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Housing condition assessments conducted for the Air Force Family Housing Master Plan (FHMP) substantiate that the maintenance and repair funding profile represents a balanced, fiscally constrained program that is consistent with the DOD goal to revitalize all our inadequate housing overseas by FY 2009, while ensuring sufficient Real Property Maintenance Contract (RPMC) funds are available to maintain the existing adequate inventory. The program may also be the fund source for any MFH maintenance and repair charges associated with the privatization of utility systems.

MFH maintenance is broken into two types of service. The first is routine recurring work such as answering service calls and doing repairs necessary to keep a house habitable, like repairing leaking faucets, replacing broken windows, or replacing furnace filters. It includes maintenance performed upon change of occupancy, such as painting, or carpet replacement.

The second type of service is major maintenance and repair such as work needed to fix or replace major systems and their components that are nearing the end of their useful life such as restoring or replacing structural items such as roofs, electrical, plumbing, heating, ventilation and air conditioning, adding insulation where there is either no insulation or inadequate insulation, landscaping, and complete painting of the exterior.

The AF FHMP draws a distinct line between military construction and maintenance funding. Architect and engineering firms have gathered housing condition assessment data on every housing type in the Air Force. This data documents the existing condition of major housing system components (example: roofs, furnaces, carpet, windows, cabinets) and then, using industry standard life cycles, projects the replacement requirement for these components (example: roof is 15-20 years; gas furnace is 20 years). The overall condition of housing components and replacement cost determines whether each requirement is projected for replacement or improvement through the military construction program or should be maintained using RPMC funds. This database is then used to project future facility funding requirements.

No maintenance funds are provided for housing at privatized bases. Maintenance is the responsibility of the privatization developer. Maintenance funding for the Military Family Housing installation offices and warehouses is included under Management.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

	(\$ in Thousands)
1. FY 2008 President's Budget	\$298,465
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$298,465
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$298,465
10. Price Growth:	
a. Inflation (2.3%)	+\$6,865
11. Functional Program Transfers	None
12. Program Increases:	None
13. Program Decreases	
a. FHMP Baseline Adjustment	-\$72,087
b. BRAC savings due to Pope AFB transfer to Army	-\$2,461
c. Miscellaneous BRAC Savings	-\$747
14. FY 2009 Budget Request	\$230,035

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Maintenance Program

As the Air Force meets its goals to eliminate inadequate housing, we will transition our focus from sustaining housing units to maintaining an adequate steady-state inventory. This funding amount is necessary to prevent deterioration of current housing at those installations that have not undergone housing privatization. Maintaining an adequate level of funding for both routine recurring repair and major maintenance and repair will provide the necessary quality of life for military personnel and their families, and avoid additional financial outlays in the out years.

The requirement for the FY 2008 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for reductions due to housing privatization and scheduled demolition projects. These amounts were then adjusted for a standard inflation rate of 2.3%. This account is funded to continue to keep "good houses good" and to address life, safety, and health issues. The Maintenance account for FY 2009 was reduced by \$2.5M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.7M due to additional savings resulting from BRAC. These savings were applied to the highest priority requirements for the overall Air Force.

The FY 2009 maintenance account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program. Allowances were made based on historical data for privatization delays, as the Air Force experiences an average delay of 16 months per project and expects this trend to continue in the future. Additional adjustments were made to account for known demolition projects to eliminate older homes not meeting standards.

During FY 2009, we estimate 57% of all maintenance costs will go to housing units located in foreign areas, up from 48% in FY 2006, and from 31% in FY 2004. Overseas adequate units not requiring conversion or suitability corrections will not be replaced or improved. They will be retained within the inventory and sustained using Family Housing O&M funds.

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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2009 BUDGET REQUEST**

**NON-GOQ UNITS**

This information complies with the House of Representatives, Military Construction Appropriations Bill (Conference Report 106-614) requiring the Services to report major maintenance and repair expenditures projected to exceed \$20,000 per unit. While these projects are shown as line items here, the maintenance budget estimate includes them among overall requirements for the entire inventory. AF Policy is to program projects that exceed \$20K threshold when work cannot await MILCON funding or housing privatization. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation.

				<b>High Unit Cost</b>	<b>Unit</b>	<b>Proj</b>	<b>Total Cost</b>	<b>Improvements Non-Routine FY2002-2006</b>
<b>Location</b>	<b>Base</b>	<b>No of Units</b>	<b>Year Built</b>	<b>(\$000)</b>	<b>(NSM)</b>	<b>(NSM)</b>	<b>(\$000)</b>	<b>(\$000)</b>
<b>CONUS</b>								
No Request								
<b>Overseas</b>								
No Request								



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**DEPARTMENT OF THE AIR FORCE MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST  
GENERAL OFFICERS QUARTERS**

This information complies with the 2004 MILCON Appropriations Act language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed \$35,000 per unit.

AF Policy is that all work performed in GOQs will be consistent with the Individual Facility Profile (prepared as part of the GOQ Master Plan) for the affected quarters. Policy calls for programming projects that exceed \$35K threshold when work is not eligible for or cannot await MILCON funding. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation. Total maintenance costs shown below include routine maintenance actions (e.g. service calls, grass cutting) and major maintenance actions.

Location	Base	Qtrs ID	Size NSM	Year Built	Oper Total (\$000)	Util Total (\$000)	Maint Total (\$000)	Total O&M (\$000)	Improvements Non- Routine FY 2002- 2006 (\$000)
<b>CONUS</b>									
No Request									
<b>OVERSEAS</b>									
No Request									

DEPARTMENT OF THE AIR FORCE  
GENERAL AND FLAG OFFICERS' QUARTERS  
OPERATIONS AND MAINTENANCE EXPENDITURES ANTICIPATED TO EXCEED \$35,000 PER UNIT FOR FISCAL YEAR 2009  
(DOLLARS IN THOUSANDS)

State/ Country	Installation	Quarters Address	Year Built	Size NSF	Opns Cost	Utilities Cost	Maint Cost	Total FH O&M Cost	Leasing Cost	Non FH O&M Cost
No Request										
TOTAL:					\$0.00	\$0.00	\$0.00	\$0.00		

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Reimbursement. Includes collections received from rental of Air Force family housing units to foreign nationals, civilians and others. Included in the estimate are the anticipated reimbursements due to members who voluntarily separate that are authorized to live in government quarters for up to six months after separation.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$8,663
2. Congressional Adjustments:	None
3. FY 2008 Projected Appropriated Amount:	\$8,663
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$8,663
10. Price Growth:	
a. Inflation (2.3%)	+\$199
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
14. FY 2009 Budget Request:	\$8,862

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

LEASING

Program (\$ in Thousands)  
FY 2009 Program \$95,194  
FY 2008 Program \$114,394

Purpose and Scope

Leasing provides privately owned housing for assignment as government quarters at both domestic and foreign locations when the local economy and on-base housing cannot satisfy requirements. The leasing program is authorized by 10 U.S.C. 2828 and provides for payment of rental and operation and maintenance costs of privately owned quarters for assignment as government quarters to military families. This program also includes funds needed to pay for services such as utilities and refuse collection when these services are not part of the contract agreement.

The Air Force continues to rely on the private sector to meet the majority of housing needs. Where the private sector rental markets and on-base housing cannot meet requirements and cost-effective alternatives do not exist, short and long-term leases are used. The Air Force must use the leasing program in high cost and overseas areas to obtain adequate housing to meet critical needs and to avoid unacceptably high member out-of-pocket costs.

Program Summary - Highlights

Authorization is requested to fund leases and related expenses in FY 2009. The FY 2009 request for family housing leasing points is summarized as follows:

		<u>FY 07</u>		<u>FY 08</u>		<u>FY 09</u>	
	<u>Lease Pts</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>
Foreign	9,084	2,459	\$57,671	2,527	\$57,420	2,522	\$54,337
Section 801	3,172	3,372	\$55,757	3,372	\$55,063	2,130	\$38,902
Domestic	3,333	435	\$7,867	134	\$1,911	134	\$1,955

Foreign Leasing

Congress controls leasing in foreign countries first by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. Air Force strategy is to provide adequate housing for our personnel serving in other countries where military family housing is not available.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Section 801 Leasing

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. This program was designed to reduce CONUS family housing deficit at bases where Air Force families were seriously affected by housing shortages and high housing costs. Nine housing communities were constructed. Since then, 801 leases have terminated at March AFB, CA, Hanscom AFB, MA and Eielson AFB, AK. The remaining 366 leases at Eielson will terminate in FY 2016. The lease at Goodfellow AFB is scheduled to terminate in December 2007. Due to surplus housing, the leases at Andrews AFB, MD, Travis AFB, CA, and Ellsworth AFB, SD will be either reduced or terminated beginning in FY 2009. The Air Force plans to begin negotiations with the individual developers to discuss terminating the leases entirely or changing the number of units leased. The current inventory of 801 leases is shown in Exhibit FH-4B.

Domestic and Foreign Leasing (other than Section 801)

The Air Force supports independent duty personnel residing in high cost rental areas such as Los Angeles, CA and Paris, France. This support is provided since housing within BAH or OHA is not available in these areas.

Foreign leases are primarily provided at Aviano, Italy, Lakenheath, UK, Spangdahlem, Germany, and Osan, Korea. Most other leases overseas are provided to support accompanied Air Force members where military family housing is not available. Leases are provided for members in other overseas locations in which the Department of State International Cooperative Administrative Support Services (ICASS) program administers the lease with the Air Force providing appropriate funding.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Leasing

(\$ in Thousands)

1.	FY 2008 President's Budget	\$114,394
2.	Congressional Adjustments:	None
3.	FY 2008 Appropriated Amount:	\$114,394
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2008 Current Estimate	\$114,394
10.	Price Growth:	
	a. Inflation (2.3%)	+\$2,631
	b. Foreign Currency Exchange Rate Revision	+\$1,931
11.	Functional Program Transfer:	None
12.	Program Increases:	None
13.	Program Decreases:	
	a. Section 801 Lease Reduction	-\$16,995
	b. FHMP Baseline Adjustment	-\$6,767
14.	FY 2009 Budget Request:	\$95,194



DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Leasing

The attached leasing charts reflect changes to the program by locations and type of lease. These requirements are a direct result of changes to missions, changes in accompanied / unaccompanied requirements, and other housing needs.

**ANALYSIS OF LEASED UNITS (Other than Section 801)  
FY 2009**

LOCATION	FY 07			FY 08			FY 09		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
<b>DOMESTIC LEASES</b>									
Buckley, CO	30	360	\$40	30	360	\$41	30	360	\$42
Eielson AFB, AK	300	3,600	\$6,000	0	0	\$0	0	0	\$0
Los Angeles, CA (AFRTS)	18	216	\$366	18	216	\$375	18	216	\$383
Pinedale, WY	4	48	\$50	4	48	\$51	4	48	\$52
San Antonio, TX (AFROTC)	18	216	\$306	14	168	\$295	14	168	\$302
San Antonio, TX (AFRS)	65	780	\$1,105	68	816	\$1,149	68	816	\$1,175
Unassigned	2,898			3,199			3,199		
<b>TOTAL DOMESTIC LEASES</b>	<b>3,333</b>	<b>5,220</b>	<b>7,867</b>	<b>3,333</b>	<b>1,608</b>	<b>1,911</b>	<b>3,333</b>	<b>1,608</b>	<b>1,955</b>
<b>FOREIGN LEASES</b>									
Amman, Jordan	4	48	\$67	4	48	\$71	4	48	\$73
Asmara, Eritrea	1	12	\$20	0	0	\$0	0	0	\$0
Aviano, Italy	720	8,640	\$18,504	726	8,712	\$20,328	726	8,712	\$20,734
Bangkok, Thailand	1	12	\$35	1	12	\$37	1	12	\$38
Bonn, Germany	1	12	\$30	1	12	\$32	1	12	\$33
Brussels, Belgium	1	12	\$41	1	12	\$44	1	12	\$45
Cairo, Egypt	2	24	\$66	2	24	\$70	2	24	\$72
Chaing Mai, Thailand	4	48	\$140	4	48	\$149	4	48	\$152
Classified Location	1	12	\$50	1	12	\$53	1	12	\$54
Copenhagen, Denmark	4	48	\$219	4	48	\$233	4	48	\$238
Doha, Qatar	8	96	\$194	1	12	\$39	1	12	\$40
Geilenkirchen, Germany	1	12	\$58	1	12	\$61	1	12	\$63
Islamabad, Pakistan	1	12	\$32	0	0	\$0	0	0	\$0
Izmir, Turkey	2	24	\$53	2	24	\$57	2	24	\$58
Manama, Bahrain	1	12	\$25	1	12	\$27	1	12	\$27
Nairobi, Kenya	2	24	\$43	2	24	\$46	2	24	\$47
Osan, Korea	199	2,388	\$3,700	199	2,388	\$3,978	199	2,388	\$4,057
Paris, France (11WG)	7	84	\$618	7	84	\$658	7	84	\$671
Paris, France (USAFE)	2	24	\$110	2	24	\$117	2	24	\$120
RAF Lakenheath / Mildenhall, UK	1,293	15,516	\$18,987	1,325	15,900	\$22,128	1,320	15,840	\$21,817
RAF Menwith Hill, UK	0	0	\$0	15	180	\$340	15	180	\$347
Sembawang, Singapore <sup>1</sup>	0	0	\$3,078	0	0	\$0	0	0	\$0
Spangdahlem, Germany	200	2,400	\$2,881	225	2,700	\$3,825	225	2,700	\$4,320
Stavenger, Norway	1	12	\$49	1	12	\$52	1	12	\$53
United Arab Emirates	1	12	\$54	1	12	\$58	1	12	\$59
Vienna, Austria	1	12	\$50	1	12	\$53	1	12	\$54
Yemen	1	12	\$21	0	0	\$0	0	0	\$0
Unassigned	6,625		\$8,546	6,557		\$3,747	6,562		\$1,167
<b>TOTAL FOREIGN LEASES</b>	<b>9,084</b>	<b>29,508</b>	<b>57,671</b>	<b>9,084</b>	<b>30,324</b>	<b>56,203</b>	<b>9,084</b>	<b>30,264</b>	<b>54,337</b>
<b>GRAND TOTAL FH-4</b>	<b>12,417</b>	<b>34,728</b>	<b>65,538</b>	<b>12,417</b>	<b>31,932</b>	<b>58,114</b>	<b>12,417</b>	<b>31,872</b>	<b>56,292</b>

DD Form 2458-2, JUN 86

Exhibit FH-4

<sup>1</sup> Singapore lease points transferred to US Navy effective FY07. Remaining \$3.1M in funds in Air Force baseline to be MIPRed to Navy in FY07.

**ANALYSIS OF HIGH COST LEASED UNITS**  
**(Other than Section 801)**  
**FY 2009**

LOCATION	FY 09 TOTAL LEASES Per Country	FY07			FY08			FY09		
		HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)
DOMESTIC LEASES										
San Antonio, TX (AFRS)		0	\$21,457	\$0	0	\$21,457	\$148	7	\$21,457	\$151
Sub-Total Domestic	134	0		\$0	0		\$148	7		\$151
FOREIGN LEASES										
Abu Dhabi, UAE	1	1	\$35,057	\$54	1	\$35,057	\$58	1	\$35,057	\$59
Bankok, Thailand	1	1	\$35,057	\$35	1	\$35,057	\$37	1	\$35,057	\$38
Brussels, Belgium	1	1	\$35,057	\$41	1	\$35,057	\$44	1	\$35,057	\$45
Cairo, Egypt	2	2	\$35,057	\$66	2	\$35,057	\$70	2	\$35,057	\$72
Chaing Mai, Thailand	4	4	\$35,057	\$140	4	\$35,057	\$149	4	\$35,057	\$152
Classified Location	1	1	\$35,057	\$50	1	\$35,057	\$53	1	\$35,057	\$54
Copenhagen, Denmark	4	4	\$35,057	\$219	4	\$35,057	\$233	4	\$35,057	\$238
Doha, Qatar	1	1	\$35,057	\$36	1	\$35,057	\$39	1	\$35,057	\$40
Geilenkirchen, Germany	1	1	\$35,057	\$58	1	\$35,057	\$61	1	\$35,057	\$63
Izmir, Turkey	2	1	\$35,057	\$35	1	\$35,057	\$37	1	\$35,057	\$38
Paris, France	9	9	\$35,057	\$728	9	\$35,057	\$775	9	\$35,057	\$791
RAF Menwith Hill, UK	15	0	\$35,057	\$0	1	\$35,057	\$50	1	\$35,057	\$51
Stavanger, Norway	1	1	\$35,057	\$49	1	\$35,057	\$52	1	\$35,057	\$53
Vienna, Austria	1	1	\$35,057	\$50	1	\$35,057	\$53	1	\$35,057	\$54
Sub-Total Foreign	44	28		1,562	29		1,711	29		1,748
GRAND TOTAL FH-4A	178	28		\$1,562	29		\$1,859	36		\$1,899

Exhibit FH-4A

FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE  
SECTION 801 FAMILY HOUSING SUMMARY  
(Dollars In Thousands)

FY 2009

LOCATION	DATE OF AWARD	DATE OF FULL OCCUP	FY07 UNITS	FY07 COSTS	FY08 UNITS	FY08 COSTS	FY09 UNITS	FY09 COSTS
Goodfellow AFB, TX <sup>1</sup>	SEP 86	JAN 88	200	\$2,382	200	\$407	0	\$0
Andrews AFB, MD <sup>2</sup>	AUG 91	OCT 95	828	\$12,238	828	\$12,532	414	\$6,429
Hurlburt AFB, FL	JAN 91	SEP 92	300	\$4,700	300	\$4,813	300	\$4,923
Travis AFB, CA <sup>2</sup>	SEP 89	AUG 91	300	\$5,476	300	\$5,607	0	\$0
Ellsworth AFB, SD <sup>2</sup>	AUG 89	JUN 91	1,028	\$14,654	1,028	\$15,006	700	\$10,467
Cannon AFB, NM	JUN 91	AUG 93	350	\$5,346	350	\$5,474	350	\$5,600
Eielson AFB, AK	SEP 91	JAN 96	366	\$10,961	366	\$11,224	366	\$11,482
ANNUAL REQUIREMENT			3,372	\$55,757	3,372	55,063	2,130	38,902

1. 801 Leased Housing at Goodfellow AFB terminates 4 Dec 07.

2. Funds removed beginning FY09 assuming these leases will terminate early either in whole or in part.

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

HOUSING PRIVATIZATION

Overview: The Air Force estimates that, to date, they will have privatized family housing at 48 of the 50 bases planned. The Air Force accelerated its privatization effort through a series of process changes to meet the FY07 goal.

Status of Projects:

Base	Lackland AFB (Ph 1)	Dyess AFB	Robins AFB (Ph 1)	Elmendorf AFB (Ph 1)	Wright-Patterson AFB (Ph 1)
Location (City, State)	San Antonio, TX	Abilene, TX	Warner Robins, GA	Anchorage, AK	Dayton, OH
Award Date	Aug-98	Sep-00	Sep-00	Mar-01	Aug-02
# of units privatized	420	402	670	828	1,536
Type of Deal (debt, equity)	Debt w/ Guarantee	Debt	Debt w/ Guarantee	Debt w/ Guarantee	Debt w/ Guarantee
Construction Status	Complete	Complete	Complete	Complete	Complete
Construction Complete	Nov-01	Sep-02	Jun-02	Sep-03	Jan-06

Base	Kirtland AFB	Patrick AFB	Moody AFB	Little Rock AFB	Buckley AFB
Location (City, State)	Albuquerque, NM	Cocoa Beach, FL	Valdosta, GA	Little Rock, AR	Aurora, CO
Award Date	Apr-03	Oct-03	Feb-04	Jul-04	Aug-04
# of units privatized	1,078	552	606	1,200	351
Type of Deal (debt, equity)	Debt w/Guarantee	Equity	Debt	Debt	Debt
Construction Status	Complete	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Sep-06	Dec-08	Mar-07	Dec-09	Mar-07

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Base	Elmendorf AFB (Ph 2)	Hickam AFB (Ph 1)	Hanscom AFB	Offutt AFB	Hill AFB
Location (City, State)	Anchorage, AK	Honolulu, HI	Boston, MA	Omaha, NE	Salt Lake City, UT
Award Date	Sep-04	Feb-05	Oct-04	Sep-05	Sep-05
# of units privatized	1,194	1,356	784	1,640	1,018
Type of Deal (debt, equity)	Debt W/ Guarantee	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Dec-07	Jan-10	Dec-08	Feb-13	Dec-11

Base	Dover AFB	Scott AFB	Nellis AFB	McGuire AFB Ft Dix	Lackland AFB (Ph 2)
Location (City, State)	Dover, DE	O'Fallon, IL	Las Vegas, NV	Wrightstown, NJ	San Antonio, TX
Award Date	Sep-05	Dec-05	May-06	Sep-06	Sep-06*
# of units privatized	980	1,593	1,178	2,083	462
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Not started
Construction Complete	Sep-09	Dec-09	Apr 13	Sep-12	Sep-11

Base	Altus AFB	Luke AFB	Sheppard AFB	Tyndall AFB	Beale AFB
Location (City, State)	Altus, OK	Phoenix, AZ	Wichita Falls, TX	Panama City, FL	Yuba City, CA
Award Date	Sep-06*	Sep-06*	Sep-06*	Sep 06*	Sep-06
# of units privatized	726	426	910	813	1,344
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Sep-14	Sep-14	Sep 14	Sep 14	Sep-13

\* Project in solicitation/final negotiations. Actual closing scheduled within FY07.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Base	Hickam AFB (Ph 2)	Davis-Monthan AFB	Holloman AFB	US Air Force Academy	Robins AFB (Ph2)
Location (City, State)	Honolulu, HI	Tucson, AZ	Alamogordo, NM	Colorado Springs, CO	Warner-Robins, GA
Award Date	Dec-06*	Jan-07	Jan-07	Mar-07	Jan-07
# of units privatized	1,118	929	1,136	427	403
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Dec-13	Oct 14	Oct 14	Jan-13	Jan-10

Base	Bolling AFB	Barksdale AFB	Langley AFB	Andrews AFB	MacDill AFB
Location (City, State)	Washington, DC	Bossier City, LA	Hampton, VA	Camp Springs, MD	Tampa, FL
Award Date	Mar-07	Mar-07	Mar-07	May-07	May-07
# of units privatized	626	1,090	1,430	886	448
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Mar-14	Mar-14	Mar-14	May-13	May-13

Base	Peterson AFB Schriever AFB	Los Angeles AFB	F.E. Warren AFB	Columbus AFB	Goodfellow AFB
Location (City, State)	Colorado Springs, CO	Los Angeles, CA	Cheyenne, WY	Columbus, MS	San Angelo, TX
Award Date	Jul-07	Jul-07	Jul-07	Sep-07	Sep-07
# of units privatized	992	572	941	453	298
Type of Deal (debt, equity)	Debt	Debt	Debt	Equity	Equity
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Jul-13	Jul-13	May -13	Jun-17	Jun 17



DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

Base	Laughlin AFB	Maxwell AFB	Randolph AFB	Vance AFB	Vandenberg AFB
Location (City, State)	Del Rio, TX	Montgomery, AL	San Antonio, TX	Enid, OK	Lompoc, CA
Award Date	Sep-07	Sep-07	Sep-07	Sep-07	Sep-07
# of units privatized	516	501	341	229	1,577
Type of Deal (debt, equity)	Equity	Equity	Equity	Equity	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Jun 17	Jun 17	Jun-17	Jun-17	Aug-12

Base	Fairchild AFB	McChord AFB	Tinker AFB	Travis AFB	Wright-Patterson AFB (Ph 2)
Location (City, State)	Spokane, WA	Seattle, WA	Oklahoma City, OK	Fairfield, CA	Dayton, OH
Award Date	Sep-07	Sep-07	Sep-07	Sep-07	Sep-07
# of units privatized	596	439	729	1179	459
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Aug-14	Aug-14	Sep-14	Aug-14	Nov 12

Base	Eglin AFB Hurlburt AFB	Shaw AFB	Cannon AFB
Location (City, State)	Fort Walton Beach, FL	Sumter, SC	Clovis, NM
Award Date	Sep-07	Sep-08	Sep-08
# of units privatized	2,155	TBD	TBD
Type of Deal (debt, equity)	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started
Construction Complete	Feb-17	TBD	TBD

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Housing Privatization: This program provides for all MFH O&M funded costs related to privatization. The Air Force pursues privatization ventures to transfer operation and maintenance responsibility to the private sector where cost effective. Accelerated revitalization of housing assets is the biggest benefit from privatization.

	(\$ in Thousands)
1. FY 2008 President's Budget:	\$52,458
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$52,458
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$52,458
10. Price Growth:	
a. Inflation (2.3%)	\$1,207
11. Functional Program Transfer:	None
12. Program Increases:	None

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

13. Program Decreases:

a. FHMP Baseline Adjustment - \$106

14. FY 2009 Budget Request: \$53,559

Analysis of Changes in Privatization:

The Privatization Baseline was reduced slightly for FY 2009 during the Family Housing Master Plan (FHMP) development process from historical expenditures allowing for changes in scope and requirements for construction surveillance and portfolio management.

Executive Summary:

The Air Force requests \$53,559 in the FY09 Budget Request for Housing Privatization. These funds are required for Air Staff, AFCEE, MAJCOMs and Installations to manage and oversee 36 closed privatization initiatives at 50 Installations, to execute future housing privatization projects (solicitation, concept development or undergoing a privatization feasibility study), and to pay manpower costs previously expensed out of the Management sub-account. The funds are programmed for 1) portfolio management, 2) project construction oversight for local and federal code compliance, 3) Installation housing flight manpower, 4) MAJCOM and base specific privatization project management support, 5) project concept development, and 6) request for proposal development and project solicitation.

Typically, about \$3.75M is required during the life of the project to execute each privatization initiative. This includes \$125K for land surveys, \$100K for minimal environmental studies and approximately \$1.3M in privatization consultant fees. The required initial concept development includes data gathering, feasibility analyses and possible alternatives as well as recommendations (\$250K), with full spectrum RFP development, solicitation and award (\$1.1M). The remaining \$2.2M per project is for project management and construction surveillance/oversight at the Installation (\$900K), yearly in-house manpower expenses at AFCEE (\$120K), the dedicated manpower expenses at the bases and MAJCOMs (\$1.1M), and one-time portfolio management services during the transition and transaction closing phase (\$60K).

Requested Detail:

Concept Development: AFCEE uses four privatization real estate support services (PRESS) contractors, 14 civilian, three military and seven contract in-house program managers to team

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

with MAJCOM and base personnel to “design” a privatization project concept that identifies and analyzes the project resources available or needed to produce an economically feasible project. Additionally, Air Staff review, oversight, and guidance is required throughout the process.

Solicitation: AFCEE, using PRESS and their in-house project team (engineers, lawyers, financial managers and acquisition personnel), work with the MAJCOMs and Installations to develop and issue project solicitations. Developer responses are then evaluated through a one-step process. First, the number of submitting developers is narrowed based upon an evaluation of qualifications. Offerors are rank ordered and the highest ranked developer is then selected as most qualified. The Air Force then negotiates with the developer and evaluates a final, detailed technical and financial proposal. Based on this proposal meeting or exceeding the original submission, the developer is selected and the real estate transaction proceeds to closing.

Construction Surveillance/Oversight: Once a deal is awarded, MAJCOMs and Installations provide supervision and inspection oversight of the developer’s construction. The Air Force and DoD have a vested interest in these privatization projects (loans and land leases) and the oversight ensures the Air Force receives top-quality housing for military members that complies with state and local construction codes. AFCEE assists the MAJCOMs and each base to provide construction oversight as the contractor accomplishes housing construction or revitalization.

Asset Management: Transitioning from government-owned/operated housing to privatized housing is an ongoing effort for our bases. AFCEE’s asset management support team is committed to ensuring our base and MAJCOM personnel receive the necessary training to accomplish their tasks. The mixed staff, four contract and civilian employees, conducts annual CONUS resident satisfaction surveys and provides a comprehensive AF portfolio report. The asset management team supports the Air Staff by providing AFI updates, policy changes and property management-related updates to keep the generic transaction documents current. They augment MAJCOM and Air Staff support by attending IPTs and by providing day-to-day support thru telecoms and the asset management toolbox.

Portfolio Management: Long-term project oversight is key to ensuring the Air Force continues to receive quality housing from the privatization contractors. The Air Force has selected an industry leader in this field to assist AFCEE’s four personnel and the installations by providing on-going program oversight for the length of the initiatives -- generally 50 years. In this capacity, the portfolio manager oversees the financial and managerial aspects of the deal to ensure loan payments are met, escrow and lockbox accounts are established and funded, and management is providing quality service to our members. This oversight identifies any projects that are in difficulty and implements corrective measures to preclude project failure.

Base/MAJCOM POCs: Executing a housing privatization initiative is manpower intensive yet MAJCOMs and bases have not been allocated additional manpower. To date, existing staffs

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

have been overburdened because of the need to continue existing housing operations workload while providing support to the development of the privatization initiatives. A central point of contact is needed at each Installation to coordinate all activities associated with the privatization effort from the beginning of concept development through construction and moving service members and their families into the units. Large projects or joint ventures with another military service may require an additional position to support the expected coordination and correlation workload.

**FY 09 Air Force Family Housing Privatization**

Privatization Date	Installation/State	Units Conveyed	End State Units	Funding			Authorities
				Amount (\$M)	Budget Year(s)	Type	
Aug-98	Lackland AFB, TX (Ph I)	272	420	6.200	96,97,98,99	Construction	1,4
Sep-00	Robins AFB, GA (Ph I)	665	670	12.600	97,98	Construction	1,4
Sep-00	Dyess AFB, TX	0	402	16.300	98,99	Construction	1
Mar-01	Elmendorf AFB, AK (Ph I)	584	828	23.300	98	Improvement	1,4
Aug-02	Wright-Patterson AFB, OH (PH I)	1,733	1,536	10.800	99,02	Construction & Improvement	1,4
Apr-03	Kirtland AFB, NM	1,783	1,078	24.200	97,98,99,02	Construction	1,4
Oct-03	Patrick AFB, FL	960	552	0.000	N/A	N/A	2,4
Feb-04	Moody AFB, GA	303	606	9.700	01,02	Improvement	1,4
Jul-04	Little Rock AFB, AR	1,535	1,200	6.100	00,01	Construction & Improvement	1,4
Aug-04	Buckley AFB, CO	0	351	17.600	02,04	Construction & Improvement	1,4
Sep-04	Elmendorf AFB, AK (Ph II)	985	1,194	41.496	02,03	Improvement	1,4
Oct-04	Hanscom AFB, MA	850	784	0.000	N/A	N/A	4
Feb-05	Hickam AFB, HI (Ph I)	1,356	1,356	4.194	02	Improvement	1,4
Sep-05	Offutt AFB, NE	2,600	1,640	12.568	01	Improvement	1,4
Sep-05	Hill AFB, UT	1,138	1,018	11.280	01,05	Improvement	1,4
Sep-05	Dover AFB, DE	1,488	980	12.425	04,05	Construction & Improvement	1,4
Dec-05	Scott AFB, IL	1,430	1,593	0.000	N/A	N/A	1,4
May-06	Nellis AFB, NV	1,278	1,178	1.826	01,02	Construction & Improvement	1,4
Sep-06	McGuire AFB/Ft. Dix, NJ	2,364	2,083	7.600	02	Improvement	1,4
Sep-06 (E)*	Lackland AFB, TX (Ph II)	375	462	16.610	03	Improvement	1,4
Nov-06 (E)*	Altus AFB, OK	963	726	6.244	04	Improvement	1,4
	Luke AFB, AZ	724	426				
	Sheppard AFB, TX	1,210	910				
	Tyndall AFB, FL	848	813				
	<b>AETC Group I Total:</b>	<b>3,745</b>	<b>2,875</b>				
Dec-06 (E)*	Hickam AFB, HI (Ph II)	1,303	1,118	0.000	N/A	N/A	1,4
Jan-07 (E)	Davis-Monthan AFB, AZ	1,256	929	32.960	05	Construction & Improvement	1,4
	Holloman AFB, NM	1,413	1,136				
	<b>D-M/Holloman Total:</b>	<b>2,669</b>	<b>2,065</b>				
Jan-07 (E)	Robins AFB, GA (Ph II)	807	245	4.790	05	Improvement	1,4
Mar-07 (E)	US Air Force Academy, CO	1,208	427	2.219	06	Improvement	1,4



**FY 09 Air Force Family Housing Privatization**

Mar-07 (E)	Bolling AFB, MD Langley AFB, VA Barksdale AFB, LA <b>BLB Total:</b>	729 1,343 1,489 <b>3,561</b>	1,090 626 1,430 <b>3,146</b>	23.400	05	Construction & Improvement	1,4
May-07 (E)	Andrews AFB, MD MacDill AFB, FL <b>AMC East Total:</b>	1,500 649 2,149	886 448 1,334	0.000	N/A	N/A	1,4
Jul-07 (E)	F.E. Warren AFB, WY	827	941	12.500	06	Improvement	1,4
Jul-07 (E)	Peterson AFB, CO Schriever AFB, CO Los Angeles AFB, CA <b>Tri-Group Total:</b>	493 0 618 <b>1,111</b>	723 269 572 <b>1,564</b>	20.900	06	Improvement	1,4
Sep-07 (E)	Wright-Patterson AFB, OH (PH II)	476	459	15.340	03,04	Improvement	1,4
Sep-07 (E)	Colombus AFB, MS Goodfellow AFB, TX Laughlin AFB, TX Maxwell AFB, AL Randolph AFB, TX Vance AFB, OK <b>AETC Group II Total:</b>	539 98 534 764 421 230 <b>2,586</b>	453 298 516 501 341 229 <b>2,338</b>	59.000	03,05,06	Construction & Improvement	1,4
Sep-07 (E)	Fairchild AFB, WA McChord AFB, WA Travis AFB, CA Tinker AFB, OK <b>AMC West Total:</b>	1,345 980 2,427 694 <b>5,446</b>	596 439 1,179 729 <b>2,943</b>	48.300	04,05,06	Construction & Improvement	1,4
Sep-07 (E)	Eglin AFB, FL Hurlburt AFB, FL <b>Eglin/Hurlburt Total:</b>			47.977	03,04	Construction & Improvement	1,4
Sep-07 (E)	Vandenberg AFB, CA	1,969	1,340	15.900	05	Construction	1,4
Sep-07 (E)	Beale AFB, CA	1,553	1,344	15.700	03,04,06	Construction & Improvement	1,4
Sep-08 (E)	Cannon AFB, NM	1,704	TBD	32.912	03,05,06	Construction & Improvement	1,3,4
Sep-08 (E)	Shaw AFB, SC	1,596	TBD	30.400	04,05,06	Construction & Improvement	1,4

\* Project in solicitation/final negotiations. Actual closing scheduled with FY07.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2009 BUDGET REQUEST

DEBT PAYMENT

Program (in Thousands)  
FY 2009 Program \$1  
FY 2008 Program \$1

The Debt Payment program continues even though the last of the Capehart and Wherry mortgages were liquidated in FY 1989. This program covers payment of Servicemen's Mortgage Insurance Premiums to the Federal Housing Administration (FHA) for mortgages assumed by active military personnel prior to FY 1980.

In the Housing Act of 1954, Section 124, Public Law 560, 83rd Congress, Servicemen's Mortgage Insurance Premiums aided in providing homes for members of the Armed Forces of the United States and their families with FHA mortgage insurance. To be eligible for the benefit, members had to be on active duty and own the property. This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980), which allowed coverage only on mortgages existing prior to FY 1980. As members retired or sold the houses, the amount needed to continue funding premiums on those mortgages has continued to slowly decrease.

There has been no payment to the FHA since August 2002, when the Air Force reimbursed the FHA for 2 policies. Consequently the funding program was reduced to a nominal amount in FY 2005, retaining only enough funding to support residual payments.



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**FOREIGN CURRENCY EXCHANGE DATA**  
**FY 2009 Budget Request**  
(\$ in Thousands)

Country	Local Currency	FY 2007		FY 2008		FY 2009	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	6.4710	\$3,178	6.2523	\$225	6.2523	\$234
European Comm	Euro	0.8530	\$70,718	0.8259	\$72,272	0.8259	\$73,860
Japan	Yen	113.3000	\$38,185	114.7781	\$40,553	114.7781	\$41,563
Norway	Krone	6.7680	\$156	6.5827	\$159	6.5827	\$162
South Korea	Won	1,151	\$3,118	1.6202	\$3,187	1.6202	\$14,144
Turkey	Lira	1,491,817	\$3,215	1,026	\$3,285	1,026	\$3,356
United Kingdom	Pound	0.5750	\$49,360	1.449289	\$50,443	1.449289	\$51,551
Thailand	Baht	0.0260	\$155	0.5528	\$158	0.5528	\$161
Classified	Classified	Classified	\$70	Classified	\$72	Classified	\$74
<b>Total</b>			<b>\$168,155</b>		<b>\$170,354</b>		<b>\$185,105</b>

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